

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

Tentative Notice of Action

MEETING DATE
August 18, 2006
LOCAL EFFECTIVE DATE
September 1, 2006
APPROX FINAL EFFECTIVE

September 22, 2006

CONTACT/PHONE Martha Neder, AICP (805) 781-4576 APPLICANT
Mike Clark

FILE NO.

DRC2005-00103

SUBJECT

Request by Michael Clark for a Minor Use Permit/Coastal Development Permit to allow a 39,391 square foot, 31-unit senior care facility. The project will result in the disturbance of approximately 1 acre of a 1.26 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located between Londonderry, Green, and Ardath Streets, approximately 500 feet west of Highway 1, in the community of Cambria. The site is in the North Coast planning area.

RECOMMENDED ACTION

- Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
- Approve Minor Use Permit/Coastal Development Permit DRC2005-00103 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

FNVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 6, 2006 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Geology & Soils, and Noise and are included as conditions of approval.

LAND USE CATEGORY Residential Multi-Family COMBINING DESIGNATION Terrestrial Habitat, Local Coastal Plan	ASSESSOR PARCEL NUMBER 024-191-024, 038, 052, 056 thru 059
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PLANNING AREA STANDARDS:

Height limitation

Does the project meet applicable Planning Area Standards: Yes - see discussion

LAND USE ORDINANCE STANDARDS:

Nursing and Personal Care

Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

FINAL ACTION

This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calender day local appeal period after the administrative hearing.

The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Multi Family/Church South: Residential Multi Family/ Vacant	East: Residential Multi Family/ Highway One West: Residential Multi Family/ Residences
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advis Division, Cambria Community Services Distric Coastal Commission	sory Council, Public Works, Environmental Health, Building t, APCD, Cambria Fire, CalTrans, RWQCB, and the California
тородгарну: Gently sloping	VEGETATION: Grasses, Monterey pines, Coast live oaks
PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire	ACCEPTANCE DATE: June 22, 2006

PROJECT DESCRIPTION

The proposed project is a 39,391 square foot senior care facility consisting of 31 units, dining area, common areas, and administrative and support facilities. The project will result in the disturbance of approximately 1 acre of a 1.26 acre parcel. Except for emergency access from Ardath Drive, vehicular access is limited to Green Street.

ORDINANCE COMPLIANCE:

Special Use Standards

The proposed use is defined as Nursing and Personal Care in the Framework for Planning. It is a "special use" requiring Minor Use Permit approval. The Coastal Zone Land Use Ordinance contains development standards for this use including: 1) location within an urban or village reserve line; 2) minimum site area of 20,000 sq. ft.; 3) one parking space/4 beds.

The project is consistent with these requirements as it is located within an urban reserve line, has a site area of 1.26 acres, and provides 21 parking spaces.

Landscaping, Screening, and Fencing

In accordance with Section 23.04.180 of the Coastal Zone Land Use Ordinance, the applicant has submitted a preliminary landscape plan. Landscaping is provided in all setback areas and all areas of the site not identified as intended for a specific use or purpose. The landscaping relates to the architectural design elements of the structures on the site and will serve to reduce the apparent massing of the structures. Fencing and screening is required for mechanical equipment. A final landscaping plan is required prior to issuance of a grading or construction permit.

PLANNING AREA STANDARDS:

The North Coast Area Plan designates this site as Residential Multifamily. The Area Plan contains development standards for this land use category that affect the subject project:

Density Limitations - Multifamily projects shall not exceed the following densities:

- i. Projects on sites less than one acre shall not exceed 15 units per acre.
- ii. Projects on sites greater than one acre shall not exceed 26 units per acre.

Height - The maximum height for structures is 28 feet, except when visible from Highway 1 the height shall not exceed two stories or 25 feet.

The proposed project site is slightly greater than one acre in size. However, the development standard addresses multifamily development projects. The proposed project is not considered a multifamily use and is therefore not subject to this standard. If it were, the site's size of 1.26 acres would allow a density of 33 units.

The proposed project meets the 25 foot height limitation. Conditions shall be established to limit the building to this height and to further require a check of the height prior to roof nailing.

COMBINING DESIGNATIONS:

Local Coastal Plan

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

Terrestrial Habitat

The project site is in a designated Terrestrial Habitat (TH) Sensitive Resource Area because of the presence of Monterey pine forest in the Cambria urban area. Native Monterey pines occur in only a few areas along the California coast. While there are 27 Monterey pine trees on the site, the site lacks understory vegetation and related habitat characteristic of quality forest habitat. Of the 27 Monterey pine trees on the site, 16 are showing signs of disease, located in an unstable bank, or are leaning. The North Coast Area Plan and Coastal Zone Land Use Ordinance contain standards for development within TH areas. The project site was previously used for through traffic at its northern edge as part of the old Highway One. Vehicles intermittently park on the abandoned roadway.

The project is subject to the impact limitations and standard mitigation measures as provided in the Coastal Zone Land Use Ordinance Section 23.07.160 (Sensitive Resource Area) and North Coast Area Plan (Residential Single Family Planning Area Standard 6(c) Pine Forest Preservation). These measures include requiring replacement of any removed Monterey pine on a 2:1 basis. The project will require the planting of 42 pines for the removal of 21 pine trees on the site.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. Adequate public service capacities are available to serve the proposed development because the proposed project has an intent to serve letter for water and sewer service from the CCSD in the amount of 11.78 EDU's. The proposed project is considered a 'pipeline project' as it was already in process with the CCSD at the time the CCSD Board of Directors declared a Water Code 350 emergency (November 2001).

Coastal Watersheds:

- Policy 7: Siting of new development: The proposed project is consistent with this policy because the care facility will be located on an existing lot of record in the Residential Multi Family category.
- Policy 8: Timing of new construction: The proposed project is consistent with this policy, because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all

- sedimentation and erosion control measures will be in place before the start of the rainy season.
- Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows that the construction of the new residence will not increase erosion or runoff.

Hazards:

- Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.
- Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability. Geotechnical Engineering Report (Mid-Coast Geotechnical; September 11, 2001) prepared for the project concluded that no geologic or geotechnical conditions exist that would preclude the proposed development when constructed in accordance with the report recommendations.

Environmentally Sensitive Habitats:

- Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat, and tree removal and site disturbance have been minimized. Trees to be removed will be replaced at a 2 to 1 ratio for Monterey pines.
- Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats, and proposed development will be consistent with the biological continuance of the habitat.
- Policy 3: Habitat Restoration: The proposed project is consistent with this policy because if removed, Monterey pine trees will be replaced on a two-to-one basis.
- Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because a senior care facility is an allowable use in the Residential Multi-family land use category. Therefore, allowing a senior care facility to be developed on the property is considered to be a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).
- Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized. If trees are removed, Monterey pine trees will be replaced on a two-to-one basis.
- Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Archaeology:

Policy 4: Preliminary Site Survey: The parcel is in an archeologically sensitive area. No resources were found in the preliminary site survey (Gibson; March 3, 1984)

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: Recommend approval with comments on drainage, fire department review of stair access, bus/van pickup, landscaping, colorboard, lighting, erosion control, and green building (see attached).

AGENCY REVIEW:

Public Works – Drainage plan required, driveway approach to be more perpendicular to Green Street, road fees required, curb, gutter and sidewalk or waiver needed.

Environmental Health – Need intent to serve letter from CCSD

Cambria Fire – General review. See attached.

Cambria Community Services District – Intent to serve letter. See attached

APCD – Proposed conditions. See attached

California Coastal Commission – Evaluate water supply increase, consistency with Public Works Policy 1, and visibility from Highway 1.

CalTrans – No response

RWQCB – No response

LEGAL LOT STATUS:

The existing lots were legally created by recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Martha Neder and reviewed by Matt Janssen

FINDINGS - EXHIBIT A

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on July 6, 2006 for this project. Mitigation measures are proposed to address aesthetics, air quality, noise, and geology and soils and are included as conditions of approval.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the senior care facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because senior care facility is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Ardath Drive and Green Street, an arterial and a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because tree removal has been minimized, and if trees are removed or impacted they will be replaced.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize tree removal and site disturbance.

- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because tree removal and site disturbance have been minimized, and if pine trees are removed, they will be replaced on a two-to-one basis.
- K. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the project or use will require replacement of removed oaks and pines on a four-to-one basis and two-to-one basis respectively.
- M. The project or use will not significantly disrupt the habitat, because it is a senior care facility with minimal site disturbance.

Archaeology

N. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

- This approval authorizes
 - a. 39,391 square foot, 31-unit senior care facility.
 - a maximum height of 25 feet as measured from average natural grade.

Conditions required to be completed prior to issuance of construction permits

Site Development

- 2. At the time of application for construction permits, the applicant shall submit construction drawings for review and approval by the Department of Planning and Building consistent with the approved color board, site plan, floor plan, and elevations that demonstrate the following:
 - a. Highly articulated architectural forms;
 - b. Roof elevations do not silhouette the skyline; and
 - c. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment;
- 3. At the time of application for construction permits, the applicant shall submit a lighting plan to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The lighting plan shall be consistent with Section 23.04.320 of the Coastal Zone Land Use Ordinance and provide for bollard and low-voltage lighting in all outdoor landscaping and patio areas. Lighting shall be the minimum necessary for public safety.
- 4. **Prior to issuance of construction permits**, the following noise mitigation measures shall be incorporated into the project design:
 - a. Air conditioning or a mechanical ventilation system
 - b. Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications)
 - c. Solid core exterior doors with perimeter weather stripping and threshold seals
 - d. Exterior walls consist of stucco or brick veneer. Wood siding with a ½ inch minimum thickness fiberboard ("soundboard") underlayer may also be used.
 - e. Glass in both windows and doors should not exceed 20% of the floor area in a room.
 - f. Roof or attic vents facing the noise source should be baffled
- 5. At the time of application for construction permits, the applicant shall submit a revised landscape plan to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.180 of the Coastal Zone Land Use Ordinance; consist of native, native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest; and shall provide vegetation that will adequately blend the new development, including driveways, water tanks, etc., into the surrounding environment. Non-native, invasive, and water intensive (e.g. turf grass) landscaping is prohibited on the entire site.

Fire Safety

6. **Prior to issuance of a construction permit,** the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Services

- Prior to issuance of construction permit, the applicant shall submit, for the Planning Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.
- 8. **At the time of application for construction permits,** the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to service the property.
- 9. **Prior to issuance of construction permits,** the applicant shall apply to merge lots 1, 5, 6, 7 and 8 of Parcel Map 51-5 and lots 13, 14 & 15 of Cambria Pines Manor Unit 6, Block 137.

Fees

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Air Quality

- 11. **Prior to issuance of grading and construction permits,** the applicant shall submit the results of a geologic evaluation conducted to determine of naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.
- 12. **Prior to issuance of grading and construction permits,** the applicant shall submit verification from APCD that the following measures have been incorporated into the project to control dust:
 - Reduce the amount of the disturbed area where possible;
 - Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required

- whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Geology and Soils

- 13. The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the engineering geology report. All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. **Prior to issuance of construction permits**, all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.
- 14. **Prior to issuance of construction or grading permits,** the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP).
- 15. **Prior to issuance of construction permits,** the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.
- 16. **Prior to issuance of construction permits,** the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.
- 17. **Prior to issuance of construction permits,** the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.

Conditions to be completed during project construction

Building Height

- 18. The maximum height of the project is 25 feet as measured from average natural grade.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection,** the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

- 19. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control devise or drainage system approved by the County Engineer.
- 20. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
- 21. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
- 22. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
- 23. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
- 24. **Prior to any ground disturbing activities,** the applicant shall provide evidence of a California statewide portable equipment registration or an APCD permit for any portable equipment, 50 horsepower (hp) or greater, that will be used during construction. Contact APCD at 805-781-5912 for permitting requirements.
- 25. **Prior to any site disturbance or issuance of construction permits,** the following conditions shall be included on all building plans and grading plans:
 - The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.
 - The project Engineering Geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code which identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the engineering geology report.
 - Should the services of the project Engineering Geologist be terminated prior to final
 inspection and/or issuance of occupancy permits, the applicant shall submit a
 transfer of responsibility statement to the County Planning Department from the new
 Certified Engineering Geologist as per the Uniform Building Code.
- 26. **During project construction/ground disturbing activities,** the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.

Cambria Community Services District

- 27. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
- 28. The owners shall provide the District with a copy of county building permit issued for this project.

Tree Protection/Replacement

29. The applicant shall limit tree removal to no more than 21 Monterey pine trees with an eight inch diameter or larger at four feet from the ground. Construction plans shall clearly

- delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
- 30. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.
- 31. All trees bordering the proposed project that are to remain shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

- 32. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
- 33. **Prior to occupancy or final inspection, whichever occurs first,** the applicant shall implement approved color board, site plan, floor plan, and elevations as shown on the attached exhibits.
- 34. **Prior to final inspection,** the project Engineering Geologist shall verify that construction is conformance with the engineering geology report recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.
- 35. **Prior to occupancy or final inspection, which ever occurs first,** the applicant shall obtain final inspection and approval from Cambria Fire of all required fire/life safety measures.
- 36. The applicant shall submit for final plumbing inspection from Cambria Community Services District upon completion of the project.
- 37. **Prior to final inspection,** the applicant shall record the voluntary lot merger of lots 1, 5, 6, 7 and 8 of Parcel Map 51-5 and lots 13, 14 & 15 of Cambria Pines Manor Unit 6, Block 137.

Tree Protection/Replacement

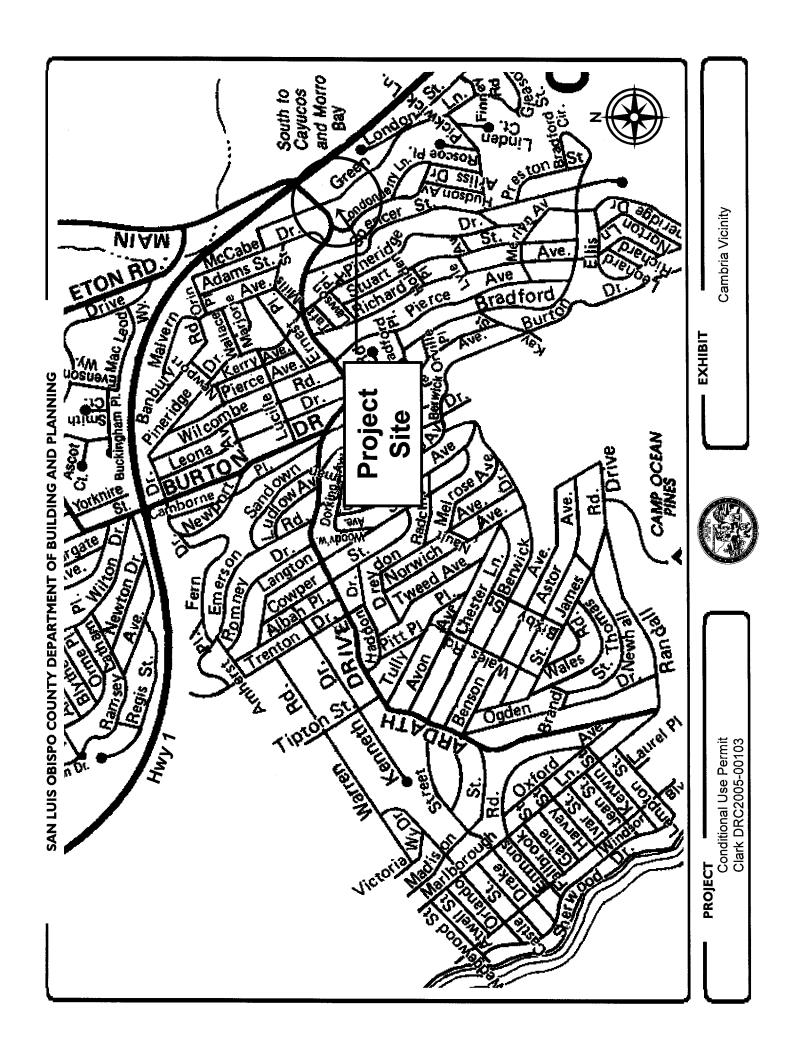
- 38. **Prior to final inspection,** the one Monterey pine tree removed as a result of construction shall be replaced at a 2:1 ratio. A total of 42 Monterey pine trees shall be planted. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; Pinus radiata macrocarpa.
- 39. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation). If possible, planting during the warmest, driest months

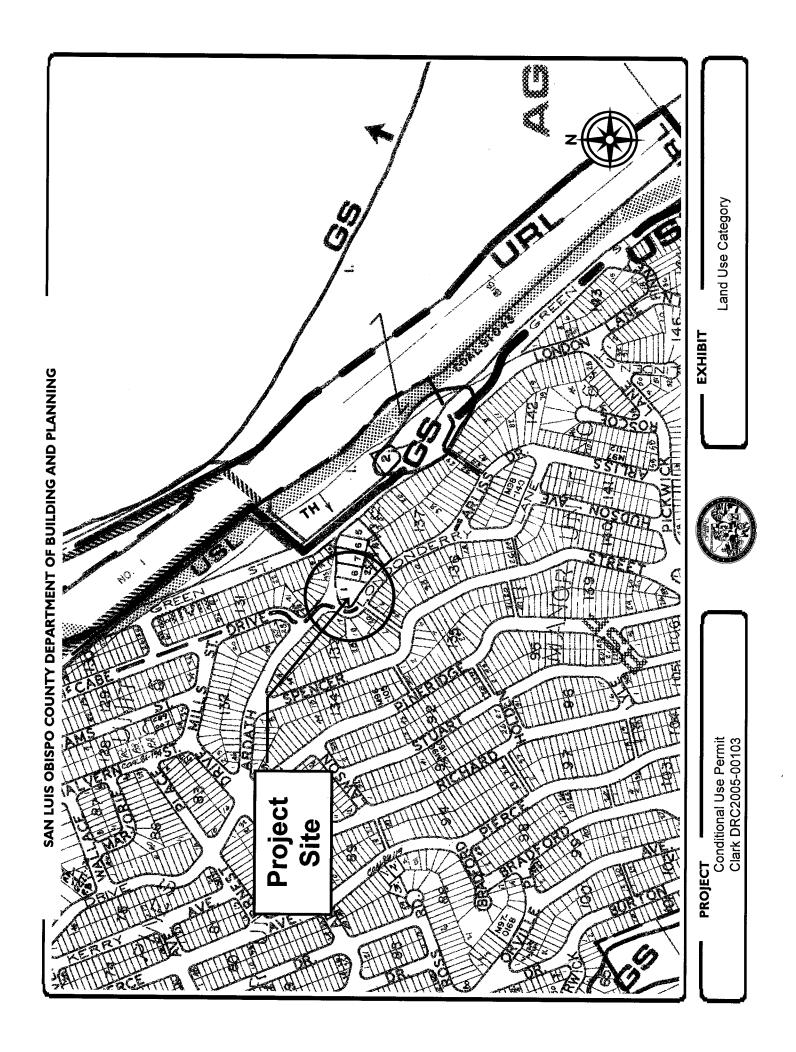
(June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

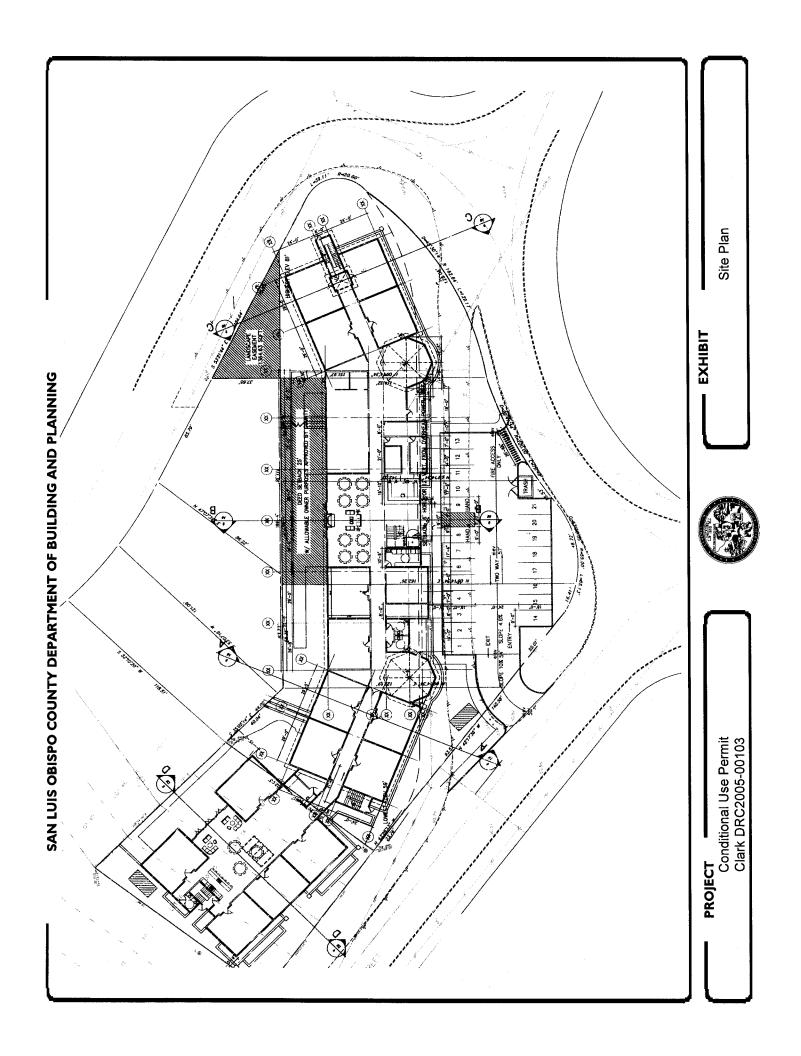
- 40. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.
- 41. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

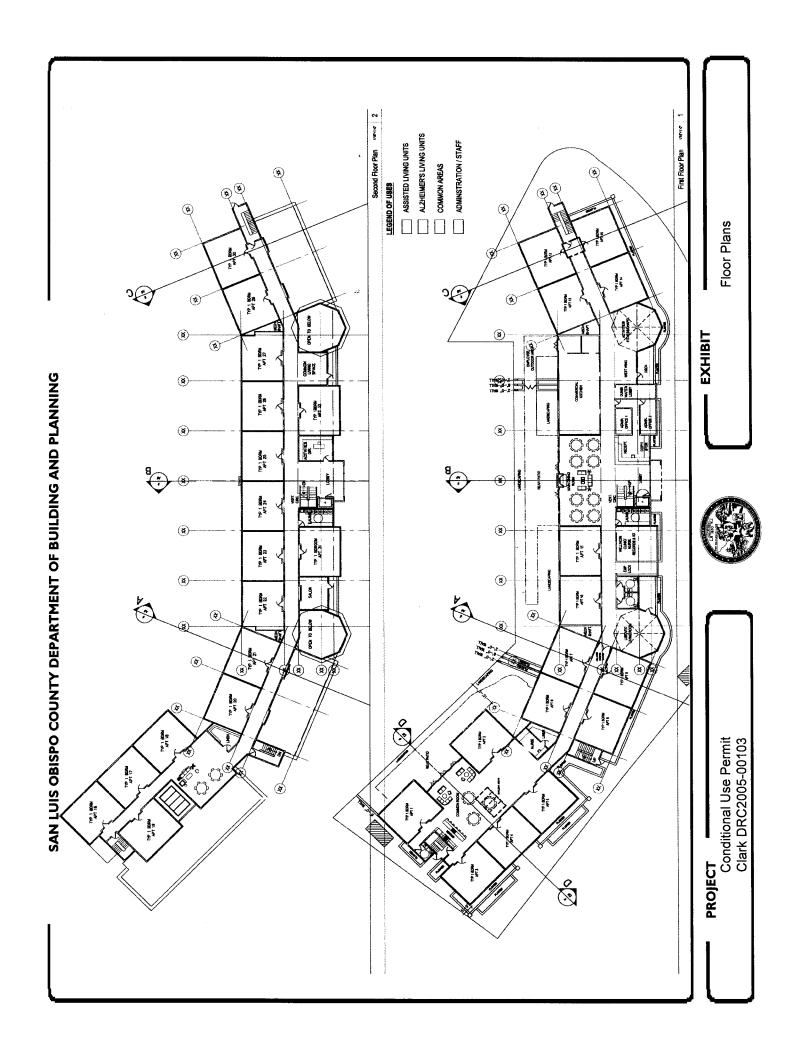
On-going conditions of approval (valid for the life of the project)

- 42. If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M asbestos NESHAP).
- 43. In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.
- 44. Only APCD approved wood burning devices can be installed in new dwelling units.
- 45. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
- 46. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

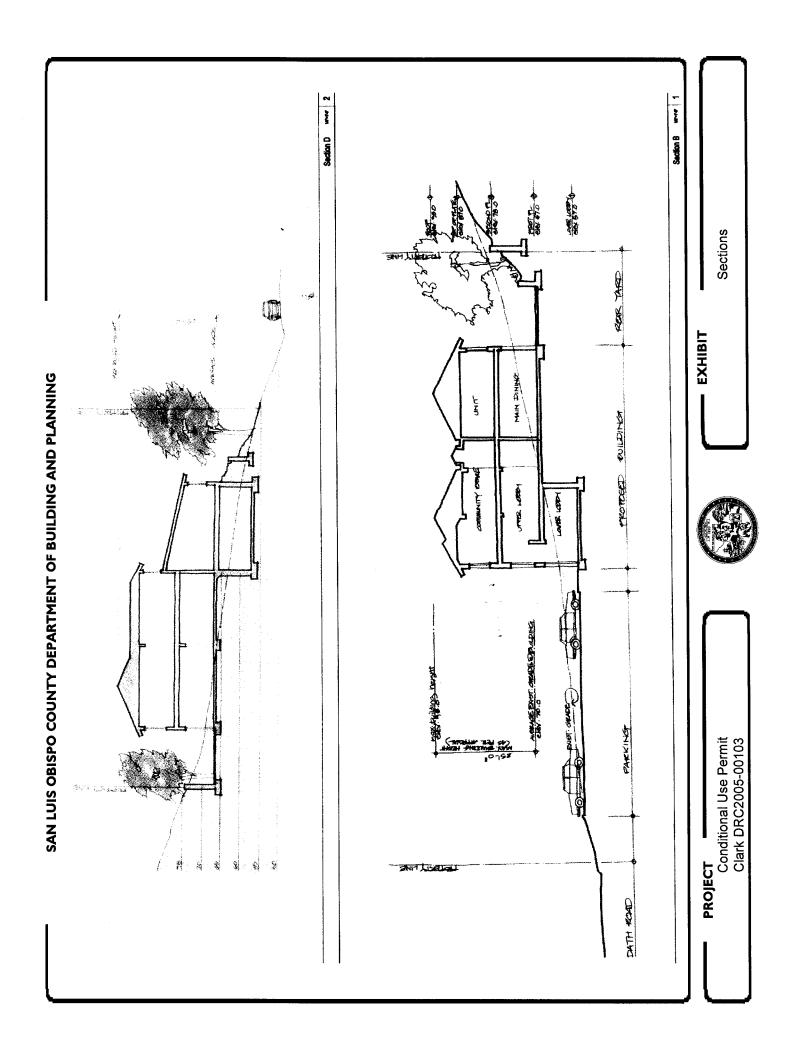


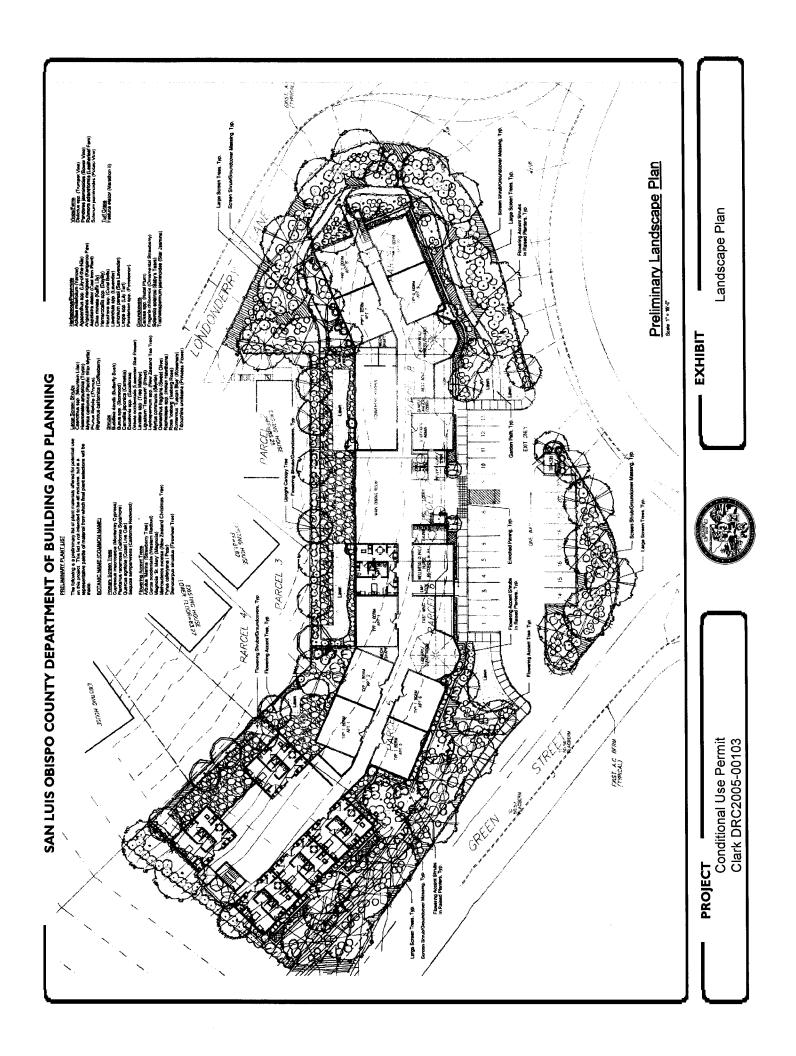






PARTIAL SOUTH ELEVATION " 2 Same 3 D.1-013 -WEST ELEVATION EAST ELEVATION SOUTH ELEVATION Elevations **EXHIBIT** SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING PARTIAL NORTH ELEVATION WITH NORTH ELEVATION WATER 6 PROJECT Conditional Use Permit Clark DRC2005-00103





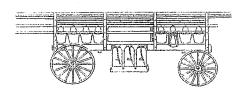
EXHIBIT

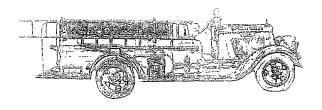
Color Board

PROJECT
Conditional Use Permit
Clark DRC2005-00103

CAMBRIA FIRE DEPARTMENT

Established 1887





Mark Miller, Assistant Chief / Fire Marshal 2850 Burton Drive · Cambria, CA. 93428

Phone: (805) 927-6240 - Fax: (805) 927-6242 - Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building County Government Center San Luis Obispo, CA 93408

Date: 5-11-06

Building owners Name: Mike Clark

Project Address: 1981 Green Street - Kestrel Point Assisted Living

Project type: Group | Division 1.1 - Assisted Living Care Center

Building Permit Number: Pending (or reissue D030103P)

APN# **024-191-052**

Total Existing Square Footage: N/A

Square Foot of Proposed Addition: 23,574 Sq Ft

Sprinkler System required: **Yes**

24-hour supervised monitored system required: Yes

Nearest Fire Hydrant: Ardath and Londonderry

Driveway Access: Width - 20 Ft - Grade under 12% - Length - Approx. 200 Ft.

Turnarounds required: Yes or Drive Through Capability

Marchie

Comments: This structure is located in a High - Very High Wildland Fire Risk Zone.

Conditions of approval: See attached

Mark Miller Assistant Chief

"Amomatic Fire Sprinklers Save Lives!"

2000 Urban-Wildland Interface Code

CHAPTER 5 **SPECIAL BUILDING CONSTRUCTION REGULATIONS**

SECTION 501 - GENERAL

501.1 Scope. Buildings and structures shall be constructed in accordance with the locally adopted Building Code and this code.

EXCEPTIONS: 1. Accessory structures not exceeding 120 square feet in floor area when located at least 50 feet from buildings containing habitable spaces.

2. Agricultural buildings at least 50 feet from buildings containing habitable spaces.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the Building Code, from the various levels of hazards.

SECTION 502 - FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into urban-wildland interface areas shall be established in accordance with Table 502. See also Appendix I-C.

TABLE 502-FIRE HAZARD SEVERITY

			CRITICAL F	THE WEATHER F	REQUENCY	•		
	≤ 1 Day1		2 to 7 Days ¹			≥ 8 Days¹		
	Stope (%)			Slape (%)			Siopa (%)	
≤ 40	41-60	≥61	≤ 40	41-60	≥ 61	≤ 40	41-60	≥ 61
M	M	M	M	М	M ·	. M	M	H
M	M	H	Н	H	Н	E	Ē	E
H	Н	Н	Н	E	Е	Е	Е	E
	М	Slope (%) ≤ 40 41-60 M M	Slope (%) ≤ 40 41-80 ≥ 61 M M M	≤1 Day¹ Slope (%) ≤40 41-80 ≥61 ≤40 M M M M	≤ 1 Day¹ 2 to 7 Days¹ Slope (%) Slope (%) ≤ 40 41-60 ≥ 61 ≤ 40 41-60 M M M M	Slope (%) Slope (%) ≤ 40	≤ 1 Day¹ 2 to 7 Days¹ Slope (%) Slope (%) ≤ 40 41-60 ≥ 61 ≤ 40 41-60 ≥ 61 ≤ 40 M M M M M M	≤ 1 Day¹ 2 to 7 Days¹ ≥ 8 Days¹ Slope (%) Slope (%) Slope (%) ≤ 40 41-60 ≥ 61 ≤ 40 41-60 M M M M M M

The fire hazard severity identified in Table 502 is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix I-B.

²When required by the code official, fuel classification shall be based on the historical fuel type for the area.

E = Extreme hazard.

H = High hazard.

M = Moderate hazard.

SECTION 503 - IGNITION-RESISTANT CONSTRUCTION

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within urban-wildland interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506 respectively.

TABLE 503.1-IGNITION-RESISTANT CONSTRUCTION1

	FIRE HAZARD SEVERITY							
DEFENSIBLE SPACE ³	Moderate Hazard Water Supply ²		High Hazard Water Supply ²		Extreme Hazard			
					Water Supply ²			
	Conforming ⁴	Nonconforming ⁵	Conforming ⁴	Nonconforming ⁵	Conforming ⁴	Nonconforming ⁶		
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	N.P.		
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR I N.C.		
1.5 x Conforming	N	IR 3	IR 3	IR 2	IR 2	IR I		

¹Access shall be in accordance with Section 402.

SECTION 504 - CLASS 1 IGNITION-RESISTANT CONSTRUCTION

- 504.1 General. Class 1 ignition-resistant construction shall be in accordance with Section 504.
- **504.2 Roof Covering.** Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.
- **504.3 Protection of Eaves**. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of one-hour-rated fire-resistive construction. Fascias are required and must be protected on the backside by materials approved for a minimum of one-hour-rated fire-resistive construction or 2-inch nominal dimension lumber.
- **504.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.
- **504.5 Exterior Walls**. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

²Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition Resistant Construction in accordance with Section 504.

IR 2 = Ignition Resistant Construction in accordance with Section 505.

IR 3 = Ignition Resistant Construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistive rating of not less than one-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

N.P. = Not permitted.

N = No ignition-resistant construction required.

³Conformance based on Section 603.

⁴Conformance based on Section 404.

⁵A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

504.7 Appendages and Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, **such as decks**, shall be a minimum of one-hour-rated fire-resistive construction, heavy timber construction, constructed of approved noncombustible materials or be protected by a domestic sprinkler system.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater that 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less that 20 minutes.

504.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less that 1 3/4 inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle-access doors.

504.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

504.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 504.5 or under floor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction.

<u>Driveway</u>

Driveway within the project shall be the minimum unobstructed width of not less than twenty (20) feet. The vertical clearance shall not be less than thirteen feet six inches. (13 6"). Vertical clearances or widths shall be increased when, in the opinion of the chief these are not adequate to provide fire apparatus access. UFC 902.2.2.1

Marking

Approved signs (Fire Lane) and other approved notices (curbs painted red) shall be provide an maintained for fire apparatus roads. UFC 901.4.2 Show on plan.

Turning Radius

The turning radius shall have a horizontal inside radius curvature of not less than 40 feet. UFC 902.2.2

Obstructions

The required width of any fire apparatus access road shall not be obstructed in any manner, including the parking of vehicles. These widths shall be maintained at all times. UFC 902.2.4.1

Fire apparatus roadways (public or private streets, roads, or driveways used for vehicle access) shall extend to within 150 feet of all portions of the first story of any building. UFC Sec. 902.2.1

Public or private streets, roads, or driveways shall be capable of supporting the imposed weight of fire apparatus (minimum 20 tons at 25 MPH), and shall be provided with an all weather driving surface UFC Sec. 902.2.2

Grades less than 12% may be an all weather surface. Grades 12% and over shall be a non-skid material. Only paved or concrete surfaces are considered non-skid. **All grades over 14% shall be designed by a civil engineer.** UFC Sec. 902.2.2.6

Turning Radius

The turning radius shall have a horizontal inside radius curvature of not less than 40 feet. **Must** be shown on plan. UFC 902.2.2.3

Turnaround

All dead-end roadways more than 150 feet in length shall make provisions for approved apparatus turnarounds. Turnarounds must be configured to allow a 9'x 30' apparatus to turnaround using a maximum 3-point turn. UFC Sec. 902.2.2.4

Turnaround must meet standards specified in California Department of Forestry Developers Guide, or be approved by this Department.

Gate Entrance

Gate entrances (if used) shall be at least 2 feet wider that the width of the traffic lane(s) serving that gate. All gates shall open to allow a vehicle to stop without obstructing traffic on the public road. UFC Sec. 90.2.4.2 & PRC 4290

When access gates or doors obstruct access to a development or structure a Knox Security System or Knox padlock shall be provided, at the point of obstruction. **Approved switches may be used for electrically controlled access.** An approved manual override shall be provided in the event of a power outage.

UFC Sec. 902.4.2 & 902.4

Fire Safety During Construction

Fire extinguishers shall be provided for buildings under construction. The Chief shall determine the number and type of extinguishers. The type of extinguisher shall be suitable for the type of hazard present. UFC 8704.4.2

Fire Sprinklers

CCSD Ordinance 03-2002 requires an NFPA approved automatic sprinkler system be installed in all new buildings containing all Groups other than R occupancies, which exceed 2500 square feet.

Fire Hydrants-Connections

One on site Fire Hydrant capable of supplying the required fire flow shall be provided. Location to be determined by Fire Dept. UFC 903.2

Firefighting water systems are to be provided with the following standards to enable connection by emergency fire equipment. UFC 10.301 C

Fire hydrants shall meet San Luis Obispo County Engineering Department Standard Improvement Specification and Drwi9ng, Section 11.351.1724. Fire hydrants shall have two (2) 2 ½ inch outlets with National Standard Fire Threads, and one (1) four inch (4") suction outlet with National Standard Fire thread.

Final Inspections

All roads, fire alarm systems, fire sprinkler systems, and other fire protection systems shall meet the approval of the Cambria Fire Department as to installation, location and shall be subject to such periodic test as required by the Chief. Plans and specifications shall be submitted for review and approval prior to construction. UFC 1001.3

Addressing

All projects, prior to final inspection approval, shall comply with Title 20, Address and Road Name Ordinance. Appropriate addresses, building numbers, road names, signs and room numbers, shall be installed prior to final inspection. All numbers shall contrast with their background, be visible from the center of the road and be illuminated if possible. Minimum commercial address numbers are **5** " vertical height with ½" wide stroke. The numbers must be

located on the side of the building where the building is addressed and must be visible from the center of the street and from 50 feet in both directions. UFC 901.4.4

Emergency Access

When access gates or doors obstruct access to a development, part of a development, or structure, a Knox Security System or Knox padlock shall be provided at the point of obstruction. UFC Sec. 902.4.2 & 902.4

Dumpsters/Trash Enclosures

All trash enclosures shall be kept a minimum of fifteen feet from buildings, or be protected by a domestic sprinkler system. All covered trash enclosures shall be sprinklered no matter of location.

Vertical Roof Access

All commercial buildings shall provide a minimum of two (2) points of vertical access with ground ladders. Vertical access can be accomplished by recognizing laddering points available with landscape relief or by installing a fixed system. The two laddering points shall be separated by ½ the diagonal of the building floor area, or be approved by Cambria Fire Department. A fixed system would allow quick access to the roof for emergency personnel. Control of a fixed system can be accomplished with a locking security type ladder, cover, and Knox pad lock.

Timing of Installations

Fire apparatus roadways, (public or private streets, roads, or driveways used for vehicle access) shall be installed and fire hydrants in service before commencement of framing.

UFC Sec. 901.3

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials. UFC Sec. 1103.2.4

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Deadwood and litter shall be regularly removed from trees. UWIC Sec. 603

Maintenance of Defensible Space

Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. UWIC Sec. 604.2

Fire Alarm System

An approved Fire Alarm System shall be installed. An approved central proprietary or remote station service shall supervise all Fire-alarm systems.

Final Inspections

All fire alarm, fire sprinkler, underground pipe, and other fire protection systems shall meet the approval of the Cambria Fire Department as to installation, location and shall be subject to such periodic test as required by the Chief. Plans and specifications shall be submitted for review and approval prior to construction. UFC 1001.3

Exiting Requirements

All requirements set forth in Article 12 of the UFC shall be followed.

Illuminated Exit signs required. 1212.2

Exit illumination shall be provided and maintained in accordance with the Building Code.1212.4 Occupant Load Signs shall be posted where required.

Fire Extinguishers

A minimum of one 2-A-10: BC extinguisher for every 3000 Sq. feet of floor area. Travel distance not to exceed 75 feet. Locations shall be approved by the Fire Department. Extinguishers shall be serviced annually and shall have a current service tag attached. T19 Sec. 3.29

Kitchen requirements

A ventilating hood and duct system shall be provided in accordance with the Mechanical Code for commercial-type food heat-producing equipment that produces grease-laden vapors. UFC 1006.1

An approved automatic fire extinguishing system shall be provided for the protection of commercial type cooking equipment. UFC 1006.2.1

The use of candles and other open-flame devices in places of assembly or in drinking and dinning establishments shall be in accordance with Section 1109.8



CAMBRIA FIRE DEPARTMENT

2850 Burton Drive, Cambria CA 93428 Fire Chief Bob Putney (805) 927-6240 fax 927-6242

TO: Mike Clark

FROM: Chief Bob Putney DATE: May 11, 2006

Subject: General Information RE: Kestrel Pointe Assisted Care Center

Mike,

This letter will provide some very general information regarding your proposed Senior Care Center, at Green and Ardath Streets in Cambria. It is important that I clarify that the following are only basic preliminary requirements, based on your verbal description of your proposed facility. We will only be able to determine exact requirements for this proposed building, after you complete architectural drawings, and footprints that show the exact building positioning, size, and access. This and other basic information is required to insure we provide a detailed review of your planned facility, and it's Fire and Life Safety Requirements.

The building you have described is considered by the Uniform Building Code as a Group I, (Institutional) Division 1.1. This facility is regulated by the State of California, and will require licensing. They will therefore have some specific requirements for this occupancy.

In general your proposed facility will require:

- 1. A fully automatic fire sprinkler system, commercial type. Engineered and calculated for this building.
- 2. Possibly a sprinkler head above the Dumpster, and separation from the building.
- 3. A hydrant close to the Fire Department Connection for the Automatic Sprinkler System, and an additional one for firefighting purposes.
- 4. Panic hardware on all doors.
- 5. An elevator capable of carrying an ambulance gurney and 900 pounds minimum.
- 6. Smoke detectors, electrically powered, plus manual pull fire alarm stations. This system as well as the Sprinkler system must be monitored 24 hours a day by a licensed monitoring company.
- 7. The hallways must be separated for smoke containment, typically auto closing hallway doors, which operate any time an alarm activates. The doors are held open magnetically, and close any time a fire alarm is activated.

- 8. Lighted emergency exit signs, with battery backup and exit pathway battery backup lighting (emergency lighting).
- 9. Emergency vehicle access, and egress with appropriate red painted curbs or no parking signage.
- 10. Posted evacuation routes from all parts of the building.

This is a very basic overview of some of the applicable requirements. Once you have final plans and architectural drawings and engineered plans, we can determine the full and complete extent of the Fire and Life Safety requirements for this project. These listed items do not constitute a total requirement of all applicable Fire and Life Safety Codes.

If you have further questions, please feel free to contact me, or Fire Captain Bitto.

Sincerely,

Bob Putney Fire Chief



April 18, 2006

Mrs. Martha Needer
Coastal Team
Department of Planning and Building
San Luis Obispo County
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding the Clark Senior Care Facility Project Referral. (DRC 2005-00103)

Dear Mrs. Needer,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 1981 Green Street in Cambria. This project involves the construction of a 31-unit, 62-bed senior housing project within the Cambria URL. The following are APCD comments that are pertinent to this project.

Infill within City Limits & URL

Allowing for infill within the Urban Reserve Line is consistent with the land use goals and policies of the Clean Air Plan. District staff would encourage increasing the density of any future development to the extent allowed by the zoning requirements. Increasing density can reduce trips and travel distances and encourage the use of alternative forms of transportation.

We would like to commend the applicant on several elements of the project design:

- 1. The project provides development within the city limits with nearby access to commercial services and transit service, which will reduce dependence on driving;
- 2. The project provides development within the URL where such development is planned for and expected;
- 3. The proposed residential buildings are two stories, resulting in a greater floor to area ratio. This creates a higher density land use, making transit services more viable and effective; and,
- 4. An important part of the project review process is a consistency analysis with the District's Clean Air Plan (CAP). The CAP was developed to address issues that contribute to poor air quality in our area, and to identify strategies to reduce those impacts; this includes land use policies designed to reduce reliance on the automobile, such as compact, infill and mixed-use development. The proposed project is consistent with the surrounding land uses and provides development where such development is planned and expected. The proposed project has been determined to be consistent with the CAP.

Project Referral for Clark Senior Care Facility April 18, 2006 Page 2 of 4

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. Please address the action items contained in this letter that are highlighted by bold and underlined text.

CONSTRUCTION PHASE MITIGATION

Developmental Burning

Effective February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Dust Control Measures

dust:

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control**

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as
 possible, and building pads should be laid as soon as possible after grading unless seeding or
 soil binders are used.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the

Project Referral for Clark Senior Care Facility April 18, 2006 Page 3 of 4

APCD web page at http://www.slocleanair.org/business/asbestos.asp for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities will require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- IC engines;
- Tub grinders; and
- Trommel screens.

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

OPERATIONAL PHASE MITIGATION

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEOA Handbook.

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator:
- Food and beverage preparation (primarily coffee roasters);
- Dry cleaning:
- Public utility facilities;
- Boilers:
- IC Engines;
- Sterilization units(s) using ethylene oxide and incinerator(s), and
- Cogeneration facilities.

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Residential Wood Combustion

Under APCD Rule 504, <u>only APCD approved wood burning devices can be installed in new dwelling units.</u> These devices include:

Project Referral for Clark Senior Care Facility April 18, 2006 Page 4 of 4

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationallyrecognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationallyrecognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,

Alexander Bugroy Air Quality Specialist

AAB/sll

Tim Fuhs, Enforcement Division, APCD cc:

David Dixon, Engineering Division, APCD Karen Brooks, Enforcement Division, APCD

Mr. Michael Clark, Land Owner

Attachments:

Naturally Occurring Asbestos Construction & Grading Project - Exemption Request Form.

h:\plan\ceqa\project_review\3147-1\3147-1.doc



SAN LUIS OBISPO COUNTY

MENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

DIRECTOR

RECEIVED

DEC 2 3 2005

IATER CEIVE
Planning & Bldg THIS IS A NEW PROJECT REFERRAL DEC - 9 2005
DATE: 12/10/05 EVENVIRONMENTAL HEALT
FROM: 🗖 - South County Team 🔲 - North County Team 🗹 - Coastal Team
PROJECT DESCRIPTION: File Number: DRC 2005 - Applicant: Clark CUP - Senior Care facility on 11,800 sg. ft. 16t. Located off Green St. in Cambria. 84-191-00421038.
Return this letter with your comments attached no later than: 12/23/05
PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
EL YES (Please go on to PART II.) NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)
PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter) ☐ NO (Please go on to PART III)
PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.
Please provide standard stock conditions for community waters Community sewer applicant will need to provide an intent to sewe from the CSD do prior to permit issuance.
Date / / Name Phone
COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

WEBSITE: http://www.sloplanning.org FAX: (805) 781-1242 EMAIL: planning@co.slo.ca.us



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILD

THIS IS A NEW PROJECT REFERRAL

DEU 1 2 2005

DATE: 12/6/0	COASTAL COMMISSION CENTRAL COAST AREA
TO:	
FROM: Q - South Co	ounty Team - North County Team - Coastal Team
PROJECT DESCRIP CUP - Seni Located of	TION: File Number: DRC 2565 - Applicant: Clark- ior Care facility on 11,820 sq. ft. 16t. P. Corean St. in Cambria. 804-191-0242038.
Return this letter with	your comments attached no later than: 12/23) 05
	TACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
O YES	(Please go on to PART II.) (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)
	RE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR OF REVIEW?
□ YES	(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter) (Please go on to PART III)
PART III - INDICATE	YOUR RECOMMENDATION FOR FINAL ACTION.
Please attach project's appr	any conditions of approval you recommend to be incorporated into the oval, or state reasons for recommending denial.
Printer A	COMMENT," PLEASE SO INDICATE, OR CALL.

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPÒ 🕠

Name

CALIFORNIA 93408 • (805) 781-5600

Phone

ML PLANTE PARTIES PRODUCTION OF THE PARTIES OF THE

SAN LL OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP DIRECTOR

THIS IS A NEW PROJECT REFERRAL

	DATE: 12/10/05
-Kem-	TO:
To-	_ FROM. □ - South County Team □ - North County Team ☑ - Coastal Team
10	IN CONSTRUCTOR ZONE.
	PROJECT DESCRIPTION: File Number: DRC 2065 - Applicant: Clark
	CUP - Senior Care facility on 11,800 sq. ft. 16t.
	Return this letter with your comments attached no later than: (2/25/05
	PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?
	☐ YES (Please go on to PART II.) ☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)
•	PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
	YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
	□ NO (Please go on to PART III)
	PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.
	Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.
	IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.
	O : Driver Driver an approach to be more perpendicular
	to Greenstreet, Road Fees regid. CGES or Walver required.
	TINTOWIUSON 5271
	Date Phone
	COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600
_	EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org



COUNTY OF SAN LUIS OBISPO FOR OFFICIAL USE ONLY (MN)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

The state of the s		and the state of t
ENVIRONMENTAL DE	TERMINATION NO. <u>ED05-24</u>	<u>8</u> DATE: July 6, 2006
PROJECT/ENTITLEME	NT: Clark Minor Use Permit	DRC2005-00103
APPLICANT NAME: ADDRESS: CONTACT PERSON:	Michael Clark PO Box 419, Cambria, CA 9 Same as applicant	93428 Telephone: 805-927-5088
PROPOSED USES/INT approximate 39,391 squ approximately 1 acre on	are foot, 31-unit senior care fa	lark to allow for the establishment of an acility, which will result in the disturbance of
Fam;ily land use south of Ardath		sidential Multi- ween Londonderry and Green Streets, directly west of Highway 1, in the community of Cambria.
Co	ounty of San Luis Obispo De ounty Government Center, R an Luis Obispo, CA 93408-20	
OTHER POTENTIAL PE	RMITTING AGENCIES: Non	ne
		pertaining to this environmental determination may ncy address or (805) 781-5600.
COUNTY "REQUEST F	OR REVIEW" PERIOD ENDS	AT5 p.m. on July 20, 2006
20-DAY PUBLIC REVIE	W PERIOD begins at the tim	e of public notification
Notice of Determinati	<u>on</u>	State Clearinghouse No.
Responsible Agency approx	Luis Obispo Countyoved/denied the above descrilations regarding the above des	as Lead Agency bed project on, and has scribed project:
this project pursuant t approval of the projec	o the provisions of CEQA. Mi	environment. A Negative Declaration was prepared for tigation measures were made a condition of the Considerations was not adopted for this project. CEQA.
This is to certify that the Nega available to the General Publ		nts and responses and record of project approval is
Departi County Gov	ment of Planning and Building vernment Center, Room 310, S	, County of San Luis Obispo, San Luis Obispo, CA 93408-2040
	Martha Neder	County of San Luis Obispo
Signature P	roject Manager Name D	Date Public Agency



San Luis Obispo County Department of Planning and Building environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency:	Cou	nty of San Luis Obispo		Date:	
County:	San	<u>Luis Obispo</u>		Project No.	DRC2005-00103
Project Title:	Cla	rk Minor Use Permit			
Project Applicant Nan	ne:	Michael Clark			
Addre	ss:	PO Box 419			
City, State, Zip Coo	de:	Cambria, CA 93428			
Telephone	#:	805-927-5088			
Please remit the follow	wing	amount to the County Cler	rk-R	ecorder:	
() En	viron	mental Impact Report	\$	850.00	
() Ne	gative	e Declaration	\$	1250.00	
(X) Co	unty	Clerk's Fee	\$	25.00	
		Total amount due:		25.00	
AMOUNT ENCLOSED:					
Checks should be made out to the "County of San Luis Obispo". Payment must be received by					

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.

the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040,

within two days of project approval.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

(ver 2.1)

Project Title & No. Clark Minor Use Permit /Coastal Development Permit DRC2005-00103 ED 05-248

"Potent refer to	ONMENTAL FACTORS tially Significant Impact" the attached pages for ompacts to less than significant significant contents to less than signific	for at least discussion o	one of the env on mitigation m	<i>r</i> ironmental easures or	I factors checked be	elow. Please
⊠ Air ⊠ Biol	thetics icultural Resources Quality logical Resources tural Resources	Hazard Noise	gy and Soils ds/Hazardous M ation/Housing Services/Utilitie		☐ Recreation ☐ Transportation/ ☐ Wastewater ☐ Water ☐ Land Use	/Circulation
DETE	RMINATION: (To be com	pleted by the	he Lead Agenc	y)		
On the	basis of this initial evalu	ation, the E	nvironmental C	oordinator	finds that:	
	The proposed project NEGATIVE DECLARAT			gnificant ef	fect on the enviro	nment, and a
	Although the proposed be a significant effect agreed to by the proprepared.	in this case	e because revi	sions in the	e project have bee	n made by or
	The proposed project ENVIRONMENTAL IMP				on the environm	nent, and an
	The proposed project unless mitigated" impact analyzed in an earlier addressed by mitigation sheets. An ENVIRONM effects that remain to be	ot on the er document n measures MENTAL IM	nvironment, but pursuant to ap s based on the IPACT REPOR	t at least o oplicable le e earlier ar	ne effect 1) has be egal standards, and nalysis as describe	en adequately d 2) has been d on attached
	Although the proposed potentially significant of NEGATIVE DECLARAT mitigated pursuant to the mitigation measures that	effects (a) FION pursu hat earlier	have been a ant to applicab EIR or NEGA	inalyzed a le standard FIVE DECL	dequately in an e ds, and (b) have be _ARATION, includir	earlier EIR or een avoided or ng revisions or
	a Neder					6/26/06
Prepa	red by (Print)		Signature			Date
Stew	en McMaders Alu	- Mu	Mach		nental Coordinator	6/26/06
Reviev	wed by (Print)		Signature	(f	or)	' Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Michael Clark for a Minor Use Permit/Coastal Development Permit to allow a 39,391 square foot, 31-unit senior care facility. The project will result in the disturbance of approximately 1 acre of a 1.26 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located between Londonderry and Green Streets, directly south of Ardath Streets, approximately 500 feet west of Highway 1, in the community of Cambria. The site is in the North Coast planning area.

ASSESSOR PARCEL NUMBER(S): 024-191-024, 038, 052, 056 - SUPERVISORIAL DISTRICT # 2 059

B. EXISTING SETTING

PLANNING AREA: North Coast, Cambria

LAND USE CATEGORY: Residential Multi-Family

COMBINING DESIGNATION(S): Terrestrial Habitat, Local Coastal Plan/Program

EXISTING USES: Undeveloped

TOPOGRAPHY: Nearly level

VEGETATION: Grasses, monterey pines, scattered oaks, ornamental landscaping

PARCEL SIZE: 1.26 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Multi-Family; undeveloped	East: Residential Multi-Family; undeveloped
South: Residential Multi-Family; undeveloped	West: Residential Multi-Family; undeveloped

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?		\boxtimes		
b)	Introduce a use within a scenic view open to public view?			\boxtimes	
c)	Change the visual character of an area?			\boxtimes	
d)	Create glare or night lighting, which may affect surrounding areas?			\boxtimes	
e)	Impact unique geological or physical features?			\boxtimes	
f)	Other:				

Setting. The project is located at the southern end of Cambria and will be visible from portions of Highway One (see attached View Corridor Study). The visual character along Highway One approaching the project is rural with scattered elements of development. However, the project is located in an area already developed with residential development and a church. The topography in the area consists mainly of rolling hills with intermittent areas of Monterey Pine forest and grasslands covering slopes adjacent to the road. The vegetation on site is dominated by grasses with areas of Monterey Pine and redwood trees. The project design is considered compatible with that of the surrounding development.

Impact. The proposed project would not project into the skyline, the structures are designed to be compatible with surrounding development, and landscaping will provide screening to soften the appearance of development. Proposed lighting is designed to be the minimum amount necessary to provide for emergency response access and safe path of travel for frail or disabled residents.

Mitigation/Conclusion. In order to maintain the scenic quality of the Highway One corridor, future development shall be consistent with the proposed elevations, colorboard, lighting plan, and landscaping plan. The applicant has agreed to incorporate these measures (see attached Developer's Statement) as a part of the project. Therefore, implementation of these measures will reduce the potential visual impacts to insignificant levels.

2.	AGRICULTURAL RESOURCES		Impact can & will be	Insignificant	Not Applicable
	- Will the project:	Significant	mitigated	Impact	Applicable

2.	AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Convert prime agricultural land to non-agricultural use?				
b)	Impair agricultural use of other property or result in conversion to other uses?			\boxtimes	
c)	Conflict with existing zoning or Williamson Act program?				
d)	Other:				
Set	ting. The soil types are as follows:				
<u>Los</u>	Osos loam, (9 - 15 % slope). This gently to The soil has moderate erodibility and high potential septic system constraints due to is considered Class III without irrigation ar	shrink-swell o shallow dept	haracteristics, h to bedrock,	as well as hav slow percolation	ing
<u>Los</u>	Osos loam, (15 - 30 % slope). This moder The soil has high erodibility and high sh septic system constraints due to: steep s soil is considered Class IV without irrigation	nrink-swell cha lopes, shallow	aracteristics, a depth to bedr	s well as havi ock, slow perco	ng potential
occ	pact. The project is located in a predomina curring on the property or immediate vicinity icipated.	intly non-agric v. No significa	ultural area w ant impacts to	ith no agricultu agricultural re	ral activities sources are
Mit	igation/Conclusion. No mitigation measure	es are necess	ary.		
3.	AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?				
b)	Expose any sensitive receptor to substantial air pollutant concentrations?				
c)	Create or subject individuals to objectionable odors?				
d)	Be inconsistent with the District's			\boxtimes	

Clean Air Plan?

3.	AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e)	Other: Potential to release fugitive		\boxtimes		

Setting. The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 1 acre. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan and has been determined to be consistent with the Clean Air Plan. No significant air quality impacts are expected to occur.

The proposed project was referred to the APCD for review and determination of any air quality impacts potentially resulting from the proposed project. The APCD commends the applicant on several elements of project design:

- development with within URL where such development is planned and expected;
- buildings with a greater floor to area ratio creating higher densities and making transit services more viable and effective;
- and development consistent with surrounding land uses consistent with the Clean Air Plan.

Air quality impacts during construction include the generation of fugitive dust, potential release of asbestos, and particulate emissions resulting from the developmental burning of vegetative material. (Alexander Bugrov; April 18, 2006).

<u>Asbestos.</u> Asbestos is considered a toxic air contaminant by the State Air Resources Board. If naturally occurring asbestos is present within the soil underlying the project site or relocated utility lines, future grading activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

<u>Developmental Burning.</u> On February 25, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning may be allowed. Unregulated burning would result in a potentially significant air quality impact.

<u>Fugitive Dust (PM10).</u> Implementation of the proposed project would result in the generation of dust, potentially creating a nuisance to local residences and businesses in close proximity.

Mitigation/Conclusion. APCD-recommended measures to reduce potentially significant air quality impacts to insignificant levels include determination of asbestos presence, burning restrictions, implementation of dust control measures, and wood burning device approval. Based on the above discussion and implementation of mitigation measures, air quality impacts would be reduced to less than significant.

4.	BIOLOGICAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in a loss of unique or special status species or their habitats?			\boxtimes	
b)	Reduce the extent, diversity or quality of native or other important vegetation?			\boxtimes	
c)	Impact wetland or riparian habitat?			\boxtimes	
d)	Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?				
e)	Other:				

Setting. The following habitats were observed on the proposed project: Grasses , and a Monterey pine tree.

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Plants- Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) List 1B. Most beautiful jewel-flower (*Streptanthus albidus peramoenus*) is found on serpentine soils in chaparral, cismontane woodland, valley and foothill grassland habitats. The typical blooming period is April-June. Most beautiful jewel-flower is considered rare by CNPS (List 1B) and federally a species of concern.

Monterey pine (Pinus radiata) List 1B app. 0.1 mile west and east of the property

Habitat- Potential California red-legged frog (Rana aurora draytonii) FT habitat app. 0.1 miles east of the property. California red-legged frogs (Rana aurora draytonii) historically ranged from Marin County southward to northern Baja California. Presently, Monterey, San Luis Obispo, and Santa Barbara counties support the largest remaining California red-legged frog populations within the state. The species occurs in varied habitats during its life cycle. Breeding areas include lagoons, streams and ponds, including siltation and irrigation ponds. California red-legged frogs typically breed from January to July, with peak breeding occurring in February. Juvenile frogs are found in open, shallow aquatic habitats containing dense emergent vegetation. Adult California red-legged frogs prefer aquatic habitats with little or no flow, the presence of surface water to at least early June, surface water depths to at least 0.7 meter (2.3 feet), and the presence of fairly sturdy underwater supports such as cattails.

The project site is in a designated Terrestrial Habitat (TH) sensitive resource area because of the presence of Monterey pine forest in the Cambria urban area. Native Monterey pines occur in only a few areas along the California coast. While there are 27 Monterey pine trees on the site, the site lacks understory vegetation and related habitat characteristic of quality forest habitat. Of the 27 Monterey pine trees on the site, 16 are showing signs of disease, located in an unstable bank, or are leaning. The North Coast Area Plan and Coastal Zone Land Use Ordinance contain standards for development within TH areas.

Impact. The soil type, Los Osos loam, does not support the Most beautiful jewel-flower. There are no

breeding areas or aquatic habitats to support California red-legged frogs. 16 Monterey pine trees showing signs of disease, located in an unstable bank, or leaning are proposed for removal and 5 healthy Monterey pine trees are also proposed for removal.

The project site was previously used for through traffic at its northern edge as part of the old Highway One. Vehicles intermittently park on the abandoned roadway.

Mitigation/Conclusion. The project is subject to the impact limitations and standard mitigation measures as provided in the Coastal Zone Land Use Ordinance Section 23.07.160 (Sensitive Resource Area) and North Coast Area Plan (Residential Single Family Planning Area Standard 6(c) Pine Forest Preservation. These measures include requiring replacement of any removed Monterey pine on a 2:1 basis. The project will require the planting of 42 pines for the removal of 21 pine trees on the site. No mitigation measures beyond those required by ordinance of code are required.

5.	CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Disturb pre-historic resources?			\boxtimes	
b)	Disturb historic resources?			\boxtimes	
c)	Disturb paleontological resources?			\boxtimes	
d)	Other:				
		in an are oric structures		lly occupied and no pale	by the eontological
impa mate expe	ict. A Phase I (surface) survey was condurials was noted on the property. Impacted.	ucted (Gibson; cts to historica	March 3, 1984 al or paleonto	4). No evidenco logical resourc	e of cultural es are not
_	pation/Conclusion. No significant culturation measures are necessary.	ral resource in	mpacts are e	xpected to occ	cur, and no
6.	GEOLOGY AND SOILS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?				
b)	Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?				

6.	GEOLOGY AND SOILS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c)	Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?				
d)	Change rates of soil absorption, or amount or direction of surface runoff?		\boxtimes		
e)	Include structures located on expansive soils?			\boxtimes	
f)	Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?				
g)	Involve activities within the 100-year flood zone?			\boxtimes	
h)	Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?				
i)	Preclude the future extraction of valuable mineral resources?			\boxtimes	
j)	Other:				

Setting. GEOLOGY - The topography of the project is gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered high. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

A Geotechnical Engineering Report (Mid-Coast Geotechnical; September 11, 2001) was prepared for the project.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Fiscalini) from the proposed development is approximately 0.1 miles to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the Coastal Zone Land Use Ordinance (CZLUO) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is

considered to have moderate to high erodibility and high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. The site is within an area designated as having a high landslide potential in the 1999 San Luis Obispo County Safety Element. As proposed, the project will result in the disturbance of approximately 1 acre. The Geotechnical Engineering Report (Mid-Coast Geotechnical; September 11, 2001) prepared for the project provide recommendations for grading, foundation design, perimeter slabs and garden walls, soil compaction, and roof gutters and downspouts. In addition, prior to issuance of construction permits, the applicant is required to prepare a SWPPP and a Sedimentation and Erosion Control plan.

Mitigation/Conclusion. Any project within a moderately high to high landslide risk area is subject to the preparation of a geological report per the County's Coastal Zone Land Use Ordinance (CZLUO) section 23.07.080 to evaluate the area's geological stability relating to the proposed use. The applicant will be required to implement the conclusions and recommendations provided in the above referenced report (Geotechnical Engineering Report (Mid-Coast Geotechnical; September 11, 2001) to mitigate potential geology and soils impacts and to prepare a SWPPP. The implementation of the above measures and measures already required by ordinance or codes will mitigate geology and soil impacts to a level of insignificance.

7.	HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?				
b)	Interfere with an emergency response or evacuation plan?			\boxtimes	
c)	Expose people to safety risk associated with airport flight pattern?				
d)	Increase fire hazard risk or expose people or structures to high fire hazard conditions?				
e)	Create any other health hazard or potential hazard?			\boxtimes	
f)	Other:				

Setting. The project is not located in an area of known hazardous material contamination. The

project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8.	NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Expose people to noise levels that exceed the County Noise Element thresholds?				
b)	Generate increases in the ambient noise levels for adjoining areas?				
c)	Expose people to severe noise or vibration?			\boxtimes	
d)	Other:	_			

Setting. Nursing and personal care facilities have been identified in the Noise Element as being a noise-sensitive use. Based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within the 60 Ldn (day/night average sound level) noise contour of Ardath Drive.

Impact. 60 Ldn noise exposure exceeds the thresholds for acceptable noise levels for nursing and personal care facilities.

Mitigation/Conclusion. The Noise Element identifies standard mitigation packages that may be applied to projects to lessen noise levels to acceptable levels. Standard noise mitigation measures related to ventilation systems, windows, doors, weather stripping, siding, and vents will mitigate potential noise impacts to a less than significant level.

9.	POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				
b)	Displace existing housing or people, requiring construction of replacement housing elsewhere?				

9.	POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable		
c)	Create the need for substantial new housing in the area?						
d)	Use substantial amount of fuel or energy?			\boxtimes			
e)	Other:						
Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.							
Progr during	County has recently adopted a revised Frams (Program HE 1.9) indicates that the 0 g 2006. Upon adoption of the ordinance, for to support development of new affordable	County will preputure commerc	oare an Inclusi	ionary Housing	Ordinance		
	ct . The project will not result in a need ace existing housing.	for a significar	nt amount of i	new housing, a	nd will not		
	ation/Conclusion. No significant population measures are necessary.	lation and hoเ	using impacts	are anticipate	d, and no		
10.	PUBLIC SERVICES/UTILITIES - Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable		
a)	Fire protection?		\boxtimes				
b)	Police protection (e.g., Sheriff, CHP)?		\boxtimes				
c)	Schools?		\boxtimes				
d)	Roads?		\boxtimes				
e)	Solid Wastes?			\boxtimes			
f)	Other public facilities?			\boxtimes			

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Cambria Station 10) is approximately 3 miles to the north. The closest Sheriff substation is in Templeton, which is approximately 24 miles from the proposed project. The project is located in the Coast Unified School District.

g)

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county), road (North Coast Circulation fee) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11.	RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable	
a)	Increase the use or demand for parks or other recreation opportunities?			\boxtimes		
b)	Affect the access to trails, parks or other recreation opportunities?			\boxtimes		
c)	Other					
Setting. The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.						
-	ct. The proposed project will not create irces.	a significant	need for addit	ional park or re	ecreational	
_	ation/Conclusion. No significant recr sures are necessary.	eation impac	ts are anticip	eated, and no	mitigation	
12.	TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable	
a)	Increase vehicle trips to local or areawide circulation system?			\boxtimes		
b)	Reduce existing "Levels of Service" on public roadway(s)?					
c)	Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?					
d)	Provide for adequate emergency access?			\boxtimes		
e)	Result in inadequate parking capacity?			\boxtimes		
f)	Result in inadequate internal traffic circulation?			\boxtimes		

12.	TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?				
h)	Result in a change in air traffic patterns that may result in substantial safety risks?				
i)	Other:				
road Refei	ng. Future development will access onto one operating at acceptable levels. Ardath rals were sent to Public Works. No significate. The proposed project is estimated to g	Drive is an a cant traffic-rela	arterial operat ated concerns v	ing at accepta were identified.	ble levels.
of Tra	affic Engineer's manual of 2 trips/unit/day. nificant change to the existing road service	This small an	nount of addition	onal traffic will n	ot result in
mitiga Circu	ation/Conclusion. No significant projection measures are necessary. The project lation Fee schedule which provide for are allative impacts.	t is subject to	the fees estab	lished in the No	orth County
13.	WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?				
b)	Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?			\boxtimes	
c)	Adversely affect community wastewater service provider?				
d)	Other:				

Setting. The project will be served by the Cambria Community Services District (CCSD) for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use community system (CCSD) as its means to dispose of

wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14.	WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Violate any water quality standards?			\boxtimes	
b)	Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?				
c)	Change the quality of groundwater (e.g., saltwater intrusion, nitrogenloading, etc.)?				
d)	Change the quantity or movement of available surface or ground water?				
e)	Adversely affect community water service provider?			\boxtimes	
f)	Other:				

Setting. The project proposes to use a community system (CCSD) as its water source. After reviewing reliability conclusions of a Water Supply Analysis, the CCSD Board of Directors declared a Water Code 350 emergency and enacted a moratorium for new connections with an exception for certain projects that were already in process. These "pipeline" projects amounted approximately 202 EDUs at the time of the November 15, 2001 moratorium. Since then, approximately 80 EDUs out of the 202 have been connected.

The topography of the project is gently sloping The closest creek (Fiscalini) from the proposed development is approximately 0.1 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 3.41 acre feet/year (AFY)

```
31 care units (0.110 afy) = 3.41 afy
```

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989) SBWaterUsage.pdf

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 1 acre.

In accordance with CCSD Ordinance 2-2000, Senior Care Facilities require .38 EDU's per unit, bed,

or occupancy. The proposed project consists of 31 beds, requiring 11.78 EDU's. The proposed project is considered a 'pipeline project' as it was already in process with the CCSD at the time the CCSD Board of Directors declared a Water Code 350 emergency. The proposed project has an intent to serve letter for water and sewer service from the CCSD in the amount of 11.78 EDU's.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15.	LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a)	Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?				
b)	Be potentially inconsistent with any habitat or community conservation plan?			\boxtimes	
c)	Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?				
d)	Be potentially incompatible with surrounding land uses?			\boxtimes	
e)	Other:				

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16.	MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Have the potential to degrade the qual substantially reduce the habitat of a fifish or wildlife population to drop belothreaten to eliminate a plant or animal number or restrict the range of a rare or eliminate important examples of the California history or prehistory?	ish or wildlife ow self-sustail I community, I or endangere	species, caus ning levels, reduce the d plant or anii		
b)	Have impacts that are individually limit considerable? ("Cumulatively considerable incremental effects of a project are connection with the effects of past procurrent projects, and the effects of probable future projects)	lerable" mean: onsiderable wl	s that the hen viewed in		
c)	Have environmental effects which will adverse effects on human beings, eith indirectly?		ntial		
Cou	For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at: "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.				

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an 🖂) and when a response was made, it is either attached or in the application file:

<u>Conta</u>	<u>icted</u> <u>Agency</u>	Response	
\boxtimes	County Public Works Department	In File**	
\boxtimes	County Environmental Health Division	n In File**	
	County Agricultural Commissioner's C	Office Not Applicable	
	County Airport Manager	Not Applicable	
	Airport Land Use Commission	Not Applicable	
\boxtimes	Air Pollution Control District	In File**	
	County Sheriff's Department	Not Applicable	
\boxtimes	Regional Water Quality Control Board	d None	
\boxtimes	CA Coastal Commission	In File**	
	CA Department of Fish and Game	Not Applicable	
	CA Department of Forestry	Not Applicable	
$\overline{\boxtimes}$	CA Department of Transportation	None	
$\overline{\boxtimes}$	CambriaCommunity Service District	Attached	
$\overline{\boxtimes}$	Other Building Division	In File**	
$\overline{\boxtimes}$	Other North Coast Advisory Coun	cil In File**	
	** "No comment" or "No concerns"-type res	sponses are usually not attached	
Count	Project File for the Subject Application y documents Airport Land Use Plans	✓ North Coast Area Planand Update EIR✓ Circulation Study	
	Annual Resource Summary Report Building and Construction Ordinance Coastal Policies Framework for Planning (Coastal & Inland General Plan (Inland & Coastal), including maps & elements; more pertinent elemen considered include: Agriculture & Open Space Element Energy Element Environment Plan (Conservation, Historic and Esthetic Elements) Housing Element Noise Element Parks & Recreation Element Safety Element	all Importance Map California Natural Species Diversit Database Clean Air Plan Fire Hazard Severity Map Flood Hazard Maps Natural Resources Conservation Service Soil Survey for SLO Cou Regional Transportation Plan Uniform Fire Code Water Quality Control Plan (Centra	inty
	Land Use Ordinance Real Property Division Ordinance Trails Plan Solid Waste Management Plan	Coast Basin – Region 3) GIS mapping layers (e.g., habitat, streams, contours, etc.) Other	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

County File D990323D - Senior Care Facility

Geotechnical Engineering Report; Mid-Coast Geotechnical; September 11, 2001

View Corridor Study; Clark DRC2005-00103

Exhibit B - Mitigation Summary Table

Aesthetics

- VS-1 At the time of application for construction permits, the applicant shall submit construction drawings consistent with the approved color board, site plan, floor plan, and elevations that demonstrate the following:
 - a. Highly articulated architectural forms;
 - b. Roof elevations do not silhouette the skyline; and
 - c. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment;
- VS-2 Prior to occupancy or final inspection, whichever occurs first, the applicant shall implement approved color board, site plan, floor plan, and elevations as shown on the attached exhibits.
- VS-3 At the time of application for construction permits, the applicant shall submit a revised landscape plan to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.180 of the Coastal Zone Land Use Ordinance; consist of native, native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest; and shall provide vegetation that will adequately blend the new development, including driveways, water tanks, etc., into the surrounding environment. Nonnative, invasive, and water intensive (e.g. turf grass) landscaping is prohibited on the entire site.
- VS-4 At the time of application for construction permits, the applicant shall submit a lighting plan to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The lighting plan shall be consistent with Section 23.04.320 of the Coastal Zone Land Use Ordinance and provide for bollard and low-voltage lighting in all outdoor landscaping and patio areas. Lighting shall be the minimum necessary for public safety.

AIR QUALITY

- AQ-1 Prior to issuance of grading and construction permits, the applicant shall submit the results of a geologic evaluation conducted to determine of naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.
- AQ-2 If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M asbestos NESHAP).
- AQ-3 In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.
- AQ-4 Prior to issuance of grading and construction permits, the applicant shall submit verification from APCD that the following measures have been incorporated into the project to control dust:
 - Reduce the amount of the disturbed area where possible;

- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc to be paved should be completed as soon as
 possible, and building pads should be laid as soon as possible after grading unless
 seeding or soil binders are used.
- AQ-5 Only APCD approved wood burning devices can be installed in new dwelling units.
- AQ-6 Prior to any ground disturbing activities, the applicant shall provide evidence of a California statewide portable equipment registration or an APCD permit for any portable equipment, 50 horsepower (hp) or greater, that will be used during construction. Contact David Dixon of APCD at 805-781-5912 for permitting requirements.

Geology and Soils

- **GS-1** Prior to issuance of construction permits, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.
- **GS-2** Prior to issuance of construction permits, the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.
- GS-3 Prior to issuance of construction permits, the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.
- **GS-4** Prior to any site disturbance or issuance of construction permits, the following conditions shall be included on all building plans and grading plans:
 - The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.
 - The project Engineering Geologist shall issue a final engineering geology compliance report
 as required by the Uniform Building Code which identifies changes observed during
 construction, recommendations offered for mitigation, and confirmation that construction was
 completed in compliance with the intent of the engineering geology report.
 - Should the services of the project Engineering Geologist be terminated prior to final inspection and/or issuance of occupancy permits, the applicant shall submit a transfer of responsibility statement to the County Planning Department from the new Certified Engineering Geologist as per the Uniform Building Code.
- **GS-5 During project construction/ground disturbing activities,** the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.
- **GS-6 Prior to final inspection,** the project Engineering Geologist shall verify that construction is conformance with the engineering geology report recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.

- GS-7 The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the engineering geology report. All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. Prior to issuance of construction permits, all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.
- **GS-8** Prior to issuance of construction or grading permits, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP).

Noise

- **N-1 Prior to issuance of construction permits,** the following noise mitigation measures shall be incorporated into the project design:
 - a. Air conditioning or a mechanical ventilation system
 - b. Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications)
 - c. Solid core exterior doors with perimeter weather stripping and threshold seals
 - d. Exterior walls consist of stucco or brick veneer. Wood siding with a ½" minimum thickness fiberboard ("soundboard") underlayer may also be used.
 - e. Glass in both windows and doors should not exceed 20% of the floor area in a room.
 - f. Roof or attic vents facing the noise source should be baffled

Date: June 20, 2006

Environmental Determination: ED05-248

DEVELOPER'S STATEMENT FOR THE CLARK MINOR USE/COASTAL DEVELOPMENT PERMIT DRC2005-00103

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Aesthetics

- VS-1 At the time of application for construction permits, the applicant shall submit construction drawings consistent with the approved color board, site plan, floor plan, and elevations that demonstrate the following:
 - Highly articulated architectural forms;

b. Roof elevations do not silhouette the skyline; and

 Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment;

Monitoring: The Planning and Building Department shall verify compliance.

VS-2 Prior to occupancy or final inspection, whichever occurs first, the applicant shall implement approved color board, site plan, floor plan, and elevations as shown on the attached exhibits.

Monitoring: The Planning and Building Department shall verify compliance.

VS-3 At the time of application for construction permits, the applicant shall submit a revised landscape plan to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.180 of the Coastal Zone Land Use Ordinance; consist of native, native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest, and shall provide vegetation that will adequately blend the new development, including driveways, water tanks, etc., into the surrounding environment. Non-native, invasive, and water intensive (e.g. turf grass) landscaping is prohibited on the entire site.

Monitoring: The Planning and Building Department shall verify compliance.

VS-4 At the time of application for construction permits, the applicant shall submit a lighting plan to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The lighting plan shall be consistent

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Planning & Bldg

Environmental Determination: <u>ED05-329</u> Date: <u>February 28, 2006</u>

with Section 23.04.320 of the Coastal Zone Land Use Ordinance and provide for bollard and low-voltage lighting in all outdoor landscaping and patio areas. Lighting shall be the minimum necessary for public safety.

Monitoring: The Planning and Building Department shall verify compliance.

AIR QUALITY

AQ-1 Prior to issuance of grading and construction permits, the applicant shall submit the results of a geologic evaluation conducted to determine of naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

Monitoring: The Planning and Building Department shall verify compliance.

AQ-2 If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP).

Monitoring: The Planning and Building Department shall verify compliance.

AQ-3 In the event no technically feasible alternatives are available other than developmental burning, the applicant shall contact the APCD and California Department of Forestry to obtain a burn permit and comply with permit requirements.

Monitoring: The Planning and Building Department shall verify compliance.

- AQ-4 Prior to issuance of grading and construction permits, the applicant shall submit verification from APCD that the following measures have been incorporated into the project to control dust:
 - Reduce the amount of the disturbed area where possible;
 - Use water trucks or sprinkler systems in sufficient quantities to prevent airborned dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
 - All dirt stock-pile areas should be sprayed daily as needed; and
 - All roadways, driveways, sidewalks, etc to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Environmental Determination: ED05-329 Date: February 28, 2006

Monitoring: The Planning and Building Department shall verify compliance.

AQ-5 Only APCD approved wood burning devices can be installed in new dwelling units.

Monitoring: The Planning and Building Department shall verify compliance.

AQ-6 Prior to any ground disturbing activities, the applicant shall provide evidence of a Celifornia statewide portable equipment registration or an APCD permit for any portable equipment, 50 horsepower (hp) or greater, that will be used during construction. Contact David Dixon of APCD at 805-781-5912 for permitting requirements.

Monitoring: The Planning and Building Department shall verify compliance.

Geology and Soils

GS-1 Prior to issuance of construction permits, the applicant shall submit a sedimentation and erosion control plan (CZLUO Section 23.05.036) for review and approval by the Public Works Department. All areas of disturbance shall be re-vegetated as soon as feasible to minimized potential sedimentation and erosion possibilities.

Monitoring: The Planning and Building Department shall verify compliance.

GS-2 Prior to issuance of construction permits, the applicant shall submit a drainage plan (CZLUO Section 23.05.040) for review and approval by the County Public Works Department.

Monitoring: The Planning and Building Department shall verify compliance.

GS-3 Prior to issuance of construction permits, the project Engineering Geologist shall review the project foundation plans and acknowledge in a letter to the County Geologist that their recommendations are properly addressed in the plans.

Monitoring: The Planning and Building Department shall verify compliance.

- GS-4 Prior to any site disturbance or issuance of construction permits, the following conditions shall be included on all building plans and grading plans:
 - The project Engineering Geologist shall inspect work on-site and verify that building construction, including all foundation work, has been performed in a manner consistent with the intent of the plan review and engineering geology report.
 - The project Engineering Geologist shall issue a final engineering geology compliance report as required by the Uniform Building Code which identifies changes observed during construction, recommendations offered for mitigation, and confirmation that construction was completed in compliance with the intent of the engineering geology report.

Environmental Determination: ED05-329 Date: February 28, 2006

Should the services of the project Engineering Geologist be terminated prior to final
inspection and/or issuance of occupancy permits, the applicant shall submit a transfer of
responsibility statement to the County Planning Department from the new Certified
Engineering Geologist as per the Uniform Building Code.

Monitoring: The Planning and Building Department shall verify compliance.

GS-5 During project construction/ground disturbing activities, the applicant shall retain a project Engineering Geologist of record and shall provide the engineering geologist's written certification of adequacy of the proposed site development for its intended use to the Department of Planning and Building.

Monitoring: The Planning and Building Department shall verify compliance.

GS-6 Prior to final inspection, the project Engineering Geologist shall verify that construction is conformance with the engineering geology report recommendations and that the project Engineering Geologist is satisfied that his recommendations for footing embedment are met. This verification shall be submitted in writing to the Department of Planning and Building for review and approval.

Monitoring: The Planning and Building Department shall verify compliance.

GS-7 The applicant shall implement the conclusions and recommendations as described in the Geotechnical Engineering Report (Mid-Coast Geotechnical; September 28, 2005) and the engineering geology report. All conclusions and recommendations shall be implemented as requirements not recommendations except in the instance where the recommendation is stated as an alternative building technique. Prior to Issuance of construction permits, all conclusions and recommendation related to the above referenced geotechnical reports shall be incorporated into the project design and printed on the cover page of the grading and construction plans.

Monitoring: The Planning and Building Department shall verify compliance.

GS-8 Prior to issuance of construction or grading permits, the applicant shall submit a copy of the approved Stormwater Pollution Prevention Plan (SWPPP).

Monitoring: The Planning and Building Department shall verify compliance.

Naisa

Prior to issuance of construction permits, the following noise mitigation measures shall be incorporated into the project design:

a. Air conditioning or a mechanical ventilation system

b. Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications)

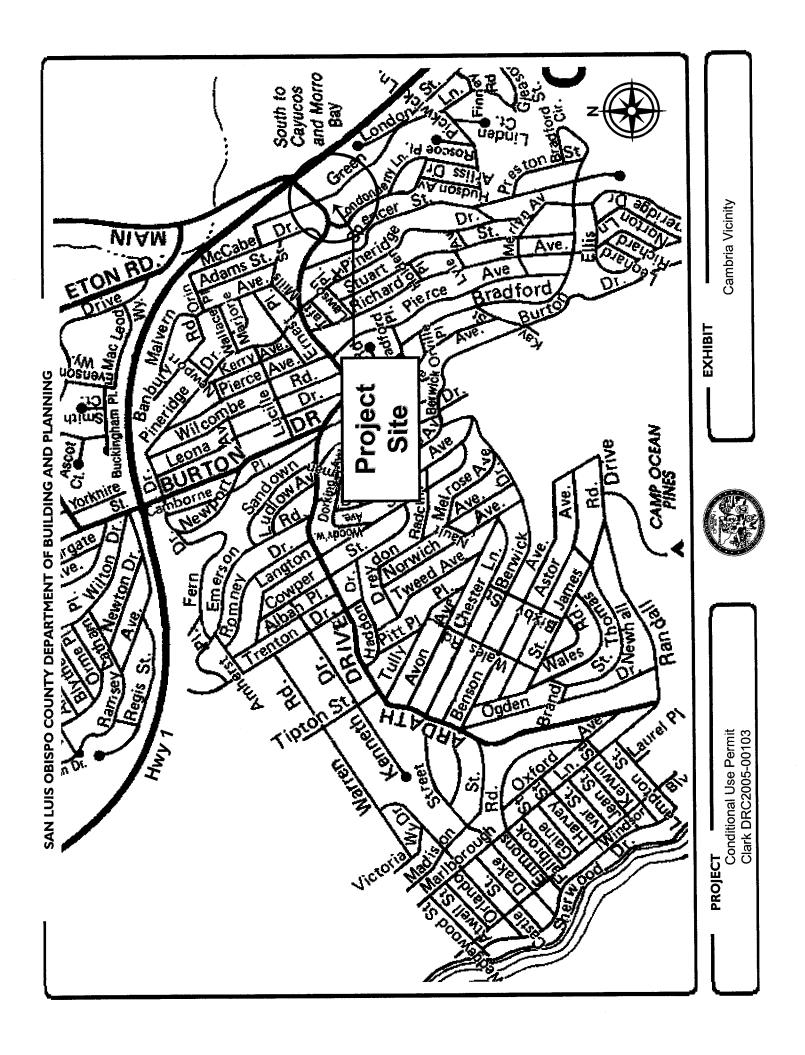
Date: February 28, 2006 Environmental Determination: ED05-329

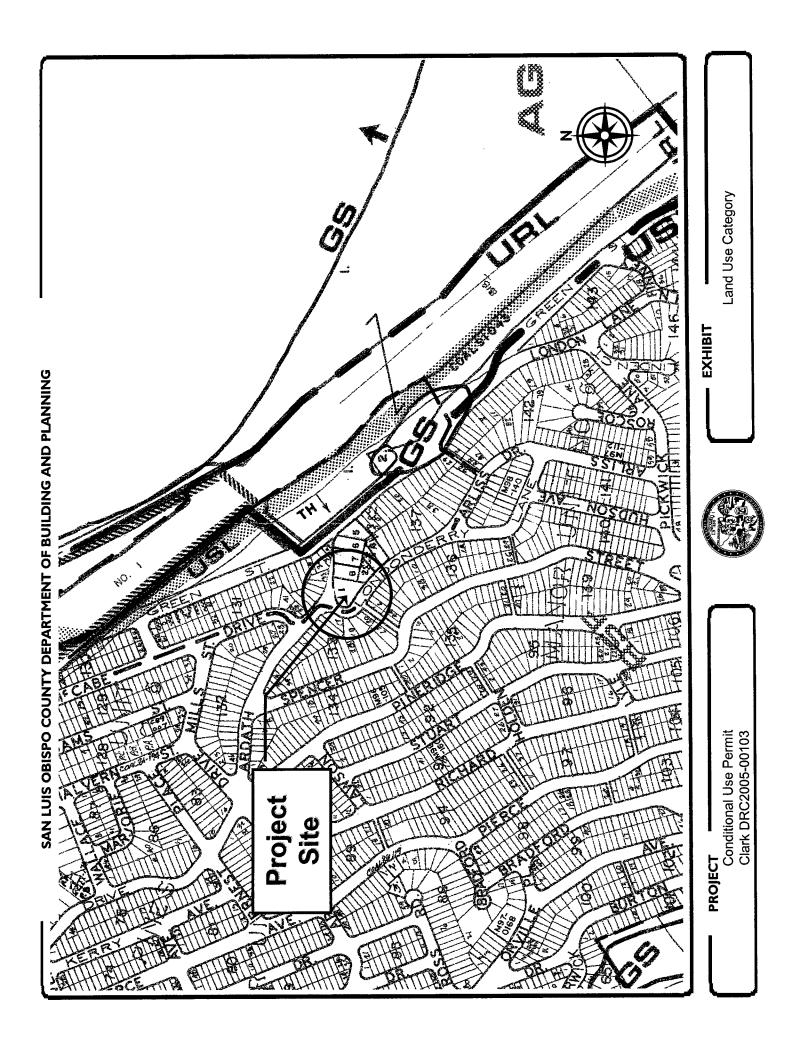
Solid core exterior doors with perimeter weather stripping and threshold seals C.

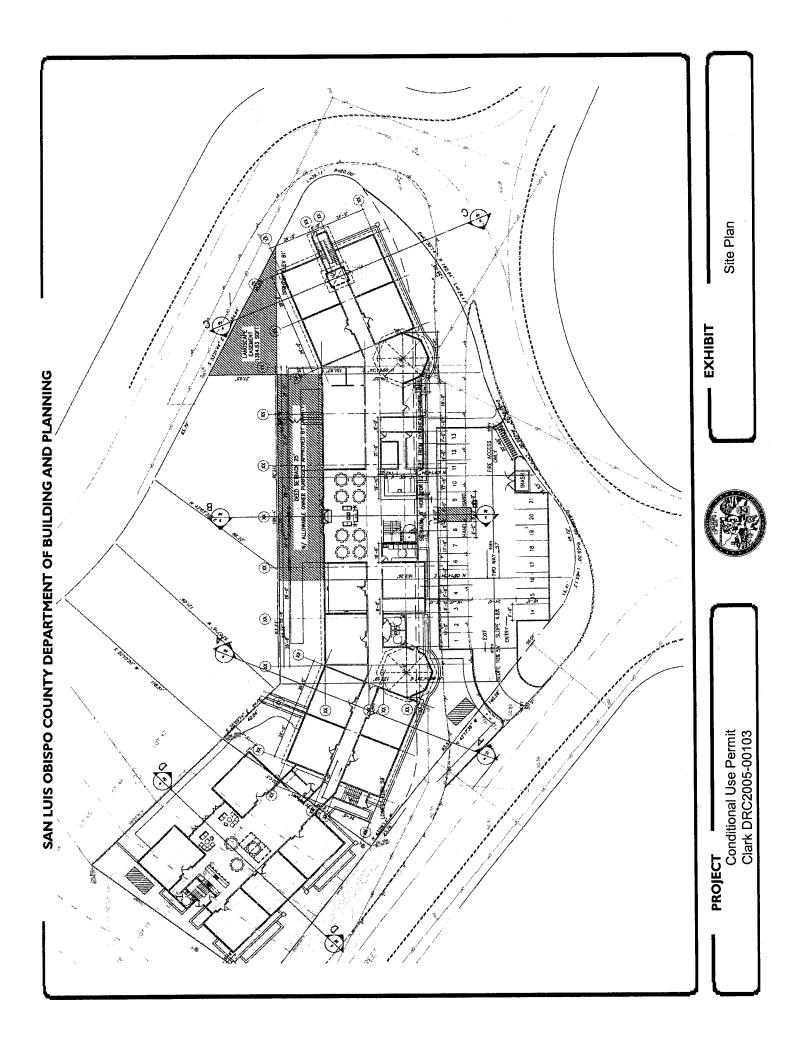
- Exterior walls consist of stucco or brick veneer. Wood siding with a 1/2" minimum d. thickness fiberboard ("soundboard") underlayer may also be used.
- Glass in both windows and doors should not exceed 20% of the floor area in a e.
- Roof or attic vents facing the noise source should be baffled f.

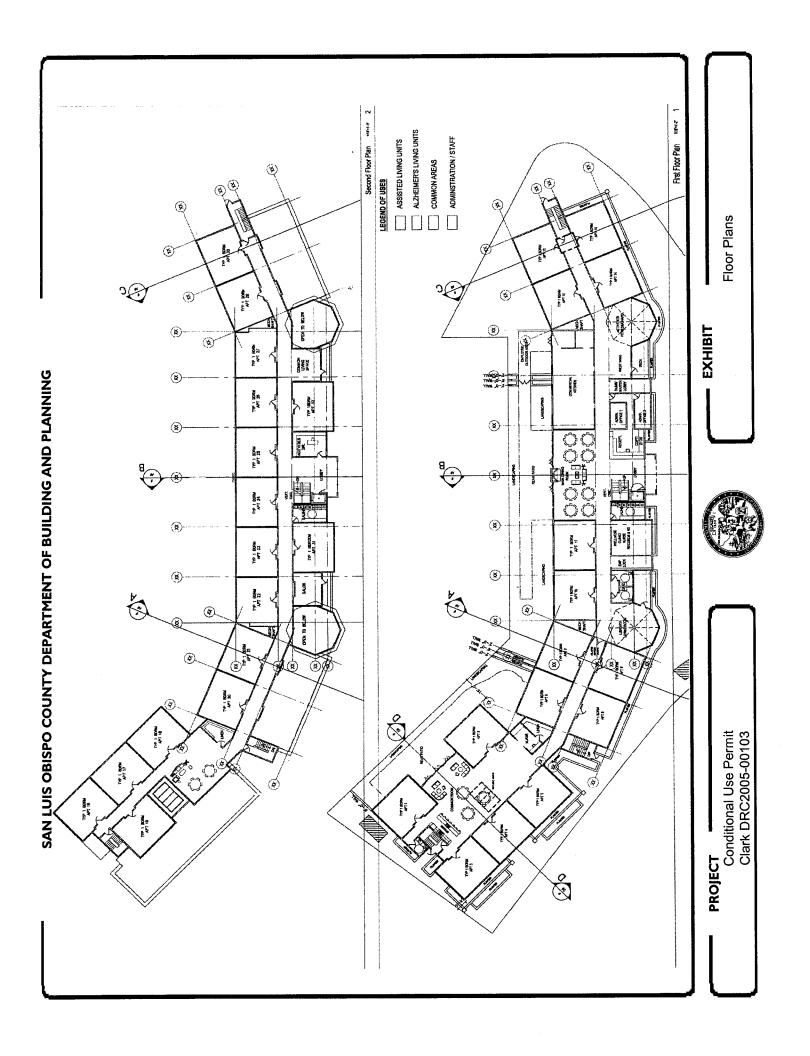
Monitoring: The Planning and Building Department shall verify compliance.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

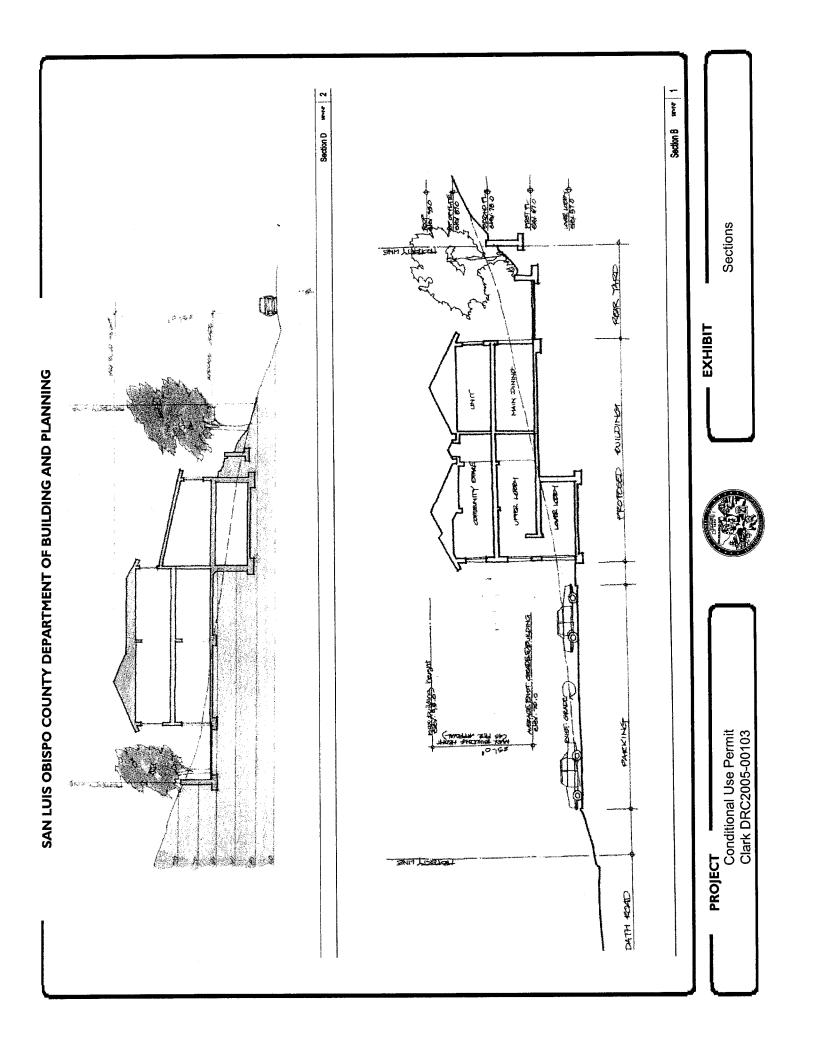


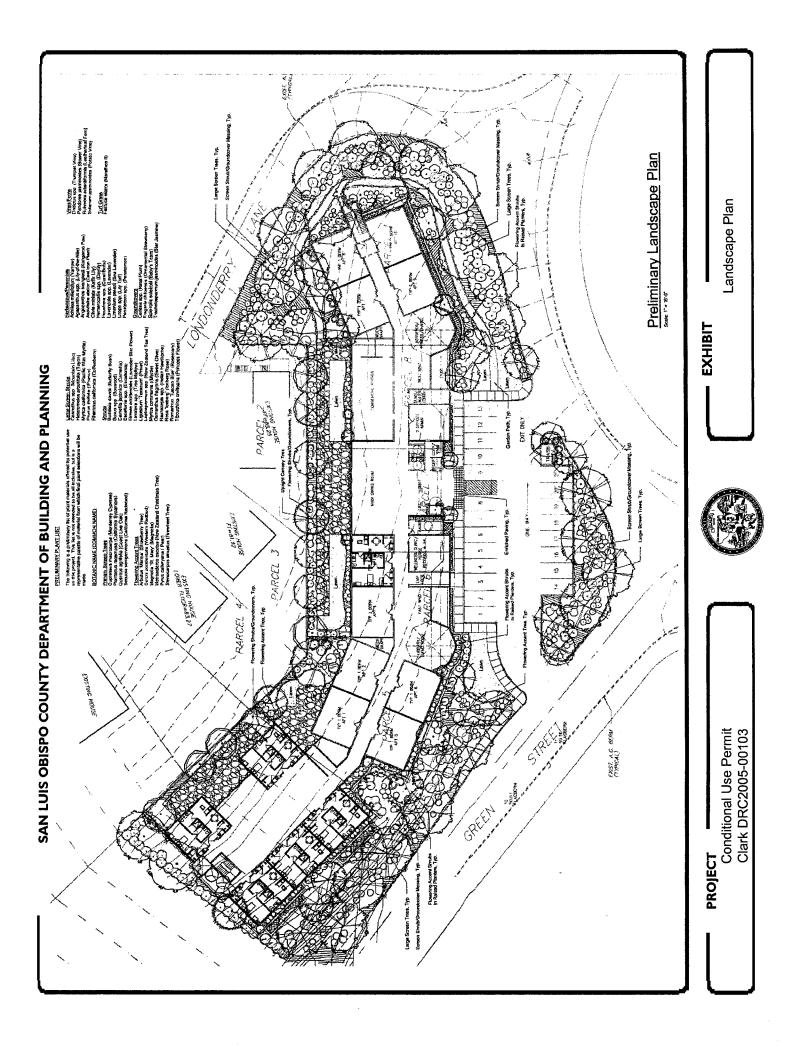






EAST ELEVATION WINTER 4 wane 3 a land WEST ELEVATION SOUTH ELEVATION Elevations **EXHIBIT** SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING æ NORTH ELEVATION MARKE 6 PARTIAL NORTH ELEVATION " " " " Conditional Use Permit Clark DRC2005-00103 **PROJECT**





Conditional Use Permit Clark DRC2005-00103

CAMBRIA COMMUNITY SERVICE DISTRICT

DIRECTORS:
HELEN MAY, President
PETER CHALDECOTT, Vice President
GREG FITZGERALD
ILAN FUNKE-BILU
DONALD VILLENEUVE



OFFICERS: KENNETH C. TOPPING, General Manager LEAH CONNELLY, Executive Assistant MARGARET SOHAGI, Legal Counsel

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428 Telephone (805) 927-6223 • Facsimile (805) 927-5584

July 25, 2001

Mike Clark PO Box 419 Cambria, CA 93428

RE: COMPLETION OF RETROFIT PROGRAM REQUIREMENTS

APN: 024.191.052 etc.

Dear Mike,

This is to inform you that as of the above date:

- The retrofits for your project under the District's plumbing retrofit program have been approved on final inspection.
- We have received your payment "In Lieu of Retrofit" in the amount of \$41,327.00 For 5.78 EDUs added to Senior Care project.

Actual basis will be confirmed when County Building Permit is issued.

Any adjustment in retrofit fee will be made prior to issuance of Water & Sewer Connection Permit.

You now meet the retrofit requirements of the Plumbing Retrofit Water Conservation Program Ordinance 1-98.

If you have any questions please contact me at the District office. Sincerely.

MUC TW

Senior Clerical Assistant

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:
DONALD VILLENEUVE, President
HELEN MAY, Vice President
LOU BLANCK
PETER CHALDECOTT
KAT MC CONNELL



OFFICERS:
KENNETH C. TOPPING
General Manager
PAULETTE BECK
District Secretary
ROGER LYON
Legal Counsel

2284 CENTER STREET, PO BOX 65, CAMBRIA, CA 93428 Telephone: 805/927-6223 - FAX: 805-927-5584

November 1, 1998

Mike Clark PO Box 419 Cambria, CA 93428

RE: COMPLETION OF RETROFIT PROGRAM REQUIREMENTS

APN: 024.191.052.001 6 EDU Commercial Project

Dear Mike,

This is to inform you that as of the above date:

The retrofits for your project under the District's plumbing retrofit program have been approved on final inspection.

X We have received your payment "In Lieu of Retrofit" in the amount of \$42,900.00

You now meet the retrofit requirements of the Plumbing Retrofit Water Conservation Program Ordinance 1-98.

If you have any questions please contact me at the District office.

Sincerely,

Joyce A Stone

Senior Clerical Assistant

Enc.

MID-STATE

1026 GHÄND AVE. ARROYO GRANDE, CA 93420

PAY TO THE

AUTHORIZED SIGNATURE

CASHIER'S CHECK

Dollars \$ 42

11-2435

CASH. 오랜드 ABORIO A

BALANCE DUE AMT. PAID AMT, OF

CAMBRIA COMMUNITY SERVICES DISTRICT P.O. BOX 65 CAMBRIA, CA 93428 (805) 927-6223

Address.

Received From .

TRAK

90-2168/1222

DATE 09/30/1998

ON BELLENIUM

CAMBRIA COMMUNITY SERVICES DISTRICT

TO:

Board of Directors

AGENDA NO. IX.E

FROM:

Robert Gresens

Meeting Date: April 27, 2001

Subject:

Kestrel Point Senior Care Facility

at Ardath and Green

RECOMMENDED ACTIONS:

1. Receive status report on proposed Senior Care Facility; Michael Clark, applicant.

- 2. Identify any Board concerns regarding future District service requirements for the revised project.
- 3. Approve revised Intent to Serve letter adjusting EDUs from 6.0 to 11.78 along with attached special conditions to cover the full project.
- 4. Approve a <u>one-year</u> extension to the Intent to Serve letter for a Kestrel Point Senior Care Facility on APN 024-191-052, -056, -057, -058, -059.

FISCAL IMPACT: A \$1,200.00 Extension Fee has been paid to the District.

Plus \$37,570 Retrofit income to District if remaining EDUs issued.

BACKGROUND/DISCUSSION:

On November 1, 1998, Mike Clark was issued an Intent to Serve for a 6-EDU commercial Bed & Breakfast project at the intersection of Ardath Drive and Green Street. Since that time the proposed project has changed to a Senior Care Facility. Preliminary information on this change was presented to the CCSD Board at its June 12, 2000 and November 6, 2000 meetings. The applicant has paid a \$1,500 Administrative Fee and \$42,900 Retrofit-in-Lieu Fees and two previous \$1,200 extension fees.

The Board granted 6-month Extensions to the project's Intent to Serve letter on November 6, 2000. However, Ordinance 2-2000 specifies that extensions on commercial projects are for one year, not 6 months, so the applicant has actually paid for one 6-month extension in error. The first extension, granted 5/1/00 should have been valid thru 5/1/2001. The second extension fee should be credited to the project.

On April 27, 2001 the Board received a briefing on the project and approved placing the project on the May 24, 2001 agenda for further discussion. A status report, dated May 18, 2001, from the County Planning Department indicates that the applicant's application for Land Use approval

Attachment A

Conditions to Intent to Serve Letter Senior Care Facility at Ardath and Green Street, APN 024-191-052

- 1. In accordance with CCSD Ordinance 2-2000, EDU's per unit, bed, or occupancy are 0.38. From review of the most recent floor plan, there are 31 beds, which equates to 11.78 EDUs. The current Intent to Serve letter is for 6 EDUs. Therefore, an additional 5.78 EDUs will need to be acquired should the current floor plan remain the same.
- 2. EDUs are assigned for and based upon a Senior Care Facility.
- 3. The applicant shall provide a copy of the State License required to operate a Senior Care Facility indicating the maximum occupancy. Should the occupancy level exceed 31, additional EDUs shall be acquired prior to occupancy and prior to service being provided by CCSD.
- 4. Prior to approval of improvement drawings by CCSD, an easement with accompanying legal description for the proposed rerouting of the private laterals (rerouting for 1978, 1980, and 1982 Londonberry) must be conveyed to the private homeowners. Improvement drawings need to show routing, plan & profile for the three laterals, along with cleanout locations.
- 5. Prior to issuance of a building permit, updated improvement drawings shall be submitted and approved by CCSD that include the following:
 - A. The proposed fire department connector and new hydrant that are to be relocated to an area east of the guest parking lots on the south side of the main entrance.

 Additionally, a fire department connector shall be within 20 feet of the hydrant.
 - B. The new hydrant shall be within a waterline easement to be dedicated to CCSD. Waterline easement shall be in a manner and form acceptable to CCSD.
 - C. A more detailed site plan is needed along with details showing service lines alignments, depth, sizes, and connection points for water and sanitary sewer. Valves, clean-outs, and related details will need to be shown as part of the final improvement drawings. We have approximated that a 2-inch diameter domestic service line may be required for this facility with at least a 1.5-inch water meter. This approximate sizing will need to be re-checked as the final design is developed. The new hydrant line shall be at least 6-inches in diameter. The new hydrant shall be wetbarrel type conforming to AWWA C503. The CCSD water department shall approve make and style of hydrant. New waterline connecting to the hydrant shall be AWWA C900 Class 150 or polyethylene wrapped, cement mortar-line ductile iron (AWWA C151 and AWWA C105).
 - D. Final utility site plan drawings and details are to be stamped by a licensed Civil Engineer.
 - E. The existing sanitary sewer east of the building needs an accompanying easement to be dedicated to CCSD. (This pipeline remained in service after a public street was abandoned that had once crossed the property. CCSD has no easement on record.)
 - F. Identify any sanitary sewer manholes that may need to be adjusted in elevation to match the parking lot and driveway.

review and approval by CCSD. Inspection shall be requested at least two working days prior to back-filling operations. Any inspections outside of normal working hours shall be subject to overtime rates and be paid for by the applicant. Any covered work shall be subject to uncovering for inspection at the time and expense of the applicant

- 10. The new water line shall be pressure tested, disinfected, bacteriological tested (a.k.a. "bacti" tested) and flushed to confirm compliance with applicable AWWA standards. New watermains shall pass bacti tests prior to flushing and placing the piping into service. Bacteriological tests will be sampled by CCSD personnel and the applicant's Contractor shall pay for all laboratory work. Should bacteriological tests fail, the applicant's Contractor shall be responsible for all costs associated with follow up disinfection, sampling, and testing.
- 11. Easements being conveyed to CCSD shall be accompanied by a current property title report.
- 12. During the period of the conditional intent letter, the applicant shall obtain water and sewer permits for the project by submitting signed application forms, an approved County Building Permit, and any payment balance that may be due on water and sewer connection fees.

CAMBRIA COMMUNITY



SERVICES DISTRICT

June 1, 2005

Michael Clark

DIRECTORS:

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PO Box 419

Gregory Sanders

President

Cambria CA 93428

Donald Villeneuve

Vice President

Subject:

Time Extension, "Intent to Serve" Letter

Commercial Project - Kestrel Point Senior Care Facility

APN No. 024.191.052

Director Joan Cobin

Peter Chaldecott

Director

Dear Mike,

Ilan Funke-Bilu

Director

Enclosed is verification that your request for extension of your "Intent to Serve" letter For the above referenced project has been APPROVED.

OFFICERS:

Tammy Rudock General Manager

Your "Intent to Serve" letter is now valid through June 1, 2006.

Arther R. Montandon

District Counsel

If you have any questions please do not hesitate to contact this office at 927-6225.

Kathy Choate

District Clerk

Sincerely,

CAMBRIA COMMUNITY SERVICES DISTRICT

løyce Hannum Permits Specialist

enc.

2. <u>Transfers between parcels.</u>

The Ordinance provides that all positions will be categorized as: (1) Single Family Residential; (2) Multifamily Residential; (3) Commercial; or (4) Parks/Land-scape/Irrigation (a non-EDU position). The Ordinance deletes the requirement that transfers must be between parcels with the same zoning designation, and replaces it with a system that only allows transfers of Single Family Residential positions. No exceptions are permitted, and the exceptions for transfers to public facilities has been deleted.

Section 2.5-10, p. 13-15 accomplishes this modification. Table D ("Designation of Positions") lists the designation of each position in the District. The District will notify position holders by mail of the designation, and position holders will have 60 days to contest the designation in writing. If the District receives no contest in writing, the position designation becomes final. Upon receiving a contest, the Board will hold a hearing within 60 days to make a final determination.

3. Revision of EDU Table to Add Convalescent and Senior Facilities.

The Table of Equivalent Dwelling Units (Exhibit A to the Ordinance) has been amended to add Care Facilities (0.38 EDUs per unit, bed or occupant). Exhibit A defines "Care Facilities" as including Convalescent Facilities and Senior Facilities, or a combination thereof. Convalescent Facilities are defined as nursing homes with wards or semi-private rooms where the patients have full time medical personnel on site. The patients are not in an apartment or studio unit. Exhibit A defines Senior Facilities as individual living units, restricted to residents 55 years of age or older, with a common dining area. These are either apartments or studios without kitchens, and may have more than one occupant. These definitions have also been added to the body of the Ordinance (Section 2.5-4, p. 5).

The EDUs for Care Facilities were calculated based on studies of comparable facilities in Santa Barbara and San Luis Obispo Counties. The calculation is attached to this staff report.

4. Revision of Existing Commitments Table For Consistency.

The table of Existing Commitments, other than active commitments (Exhibit B to the Ordinance) has been modified to be consistent with the definition of commitments in the Ordinance. The table now divides the Existing Commitments into the following categories: (1) Single Family Residential; (2) Multifamily Residential; (3) Commercial; and (4) Parks/Landscape/Irrigation. Parks/Landscape/Irrigation commitments consist of parcels for park irrigation, landscape or agricultural irrigation, or stock watering purposes only. This category does not include commitments to parks owned by the State, the County, or the District, because these parks have bathrooms. In addition, Care Facilities and Affordable Housing are noted as subcategories of the main divisions.

- 4. Parks/Landscape/Irrigation. A parcel with one of the following: (1) listed on the table of existing commitments as a parks/landscape/irrigation commitment; or (2) service to a parcel billed as a parks/landscape/irrigation account. A parcel designated as parks/landscape/irrigation is a non-EDU position.
- 5. Care Facilities Position. A parcel, which is either of the following or a combination thereof:
- a. Convalescent Facilities. A parcel in
 which the residents are in wards or semiprivate rooms with full time medical personnel on site, including nursing homes, but not apartments or studio units; or
 - b. Senior Facilities. A parcel in which residence is restricted to persons fifty-five (55) and older, in which the residents live in individual apartments or studios without kitchens, which may have more than one occupant, and there is a common dining facility.
 - B. Positions which are active service commitments, non-active service commitments, or parks/landscape/irrigation commitments are designated based on current meter designation, or if no current meter designation, then the most recent historical meter designation. Attached to the ordinance codified in this chapter and made a part hereof by reference is Exhibit D titled designation of positions. Exhibit D identifies the designation of position held by each parcel (identified by county assessor parcel number unless otherwise specifically identified in Exhibit D), which holds a position, which is an active service commitment, non-active service commitment, or parks/landscape/irrigation commitment. Water use is restricted to that designated on Exhibit D.
 - C. Positions which are currently valid waiting list positions are designated based on the designation on the district waiting lists.

- Positions, which are parcels with a currently valid intent to serve letter, or parcels with a currently valid connection permit but with no water meter installed, are designated based on the designation in the intent to serve letter.
- D. In the case of mixed-use parcels, single-family/multifamily residential parcels are designated as multifamily residential, and commercial/residential parcels are designated as commercial. Other mixed-use parcels are designated based on current predominant usage.
- E. Vacant lots with meters are designated based on the most recent historical meter designation.
- F. For positions that do not fit any of these designations in subsections B through E of this section, the board, in its discretion, will designate the position in a manner consistent with the purposes of this chapter and those purposes of the Cambria Community Services District, including but not limited to the following criteria:
- Predominant current and/or past water usage;
- 2. Current and/or past designation on a district waiting list;
- 3. Water use factors and studies for similar projects from other jurisdictions. (Ord. 8-2003 § 2.5-4)

8.04.050 New commitments.

Water and/or sewer services provided to new customers shall come only from one of the following sources and be subject to any conditions or restrictions currently in effect, or which may be imposed by the board of directors in the future:

A. Allocation from the non-active service commitment section of the table of existing commitments.

Care Facilities (per unit, bed or occupant)	0.38
* Revised 1995	
**** See definition below	

EXHIBIT A (Continued)

When a project does not fit into any of the categories delineated in the Table of EDUs above, the General Manager shall compute the required EDUs by developing a project Summer Season average monthly demand estimate and then converting to EDUs.

For combination of uses or combinations of tenants, or owner/occupants in a proposed project, each individual use or occupancy will be computed separately, using the Table of EDUs for the project. For example, a proposed building which will include a Beauty Shop, a Drug Store and a small Food Market, would be computed as follows:

<u>Use</u>	<u>EDUs</u>
Beauty Shop	1.05
Drug Store	0.60
Food Market (small)	<u>1.30</u>
Total Project	2.95 EDUs

For Motels, Bed & Breakfast or other commercial uses, where on-premises living unit is included, it shall be considered a commercial use, computed at 1.00 EDU. Thus, a Bed & Breakfast which includes 5 guest bedrooms, plus an owner's or manager's living unit would be computed as follows:

<u>Use</u>	<u>EDUs</u>
Owner's Living Quarters	1.00
5 Guest Bedroom @ 0.60	<u>3.00</u>
Total project	4.00 EDUs

Notes Reference to Uses

- * Figure based on 1994 summertime usage.
- ** Day Care EDUs are for this use only. If this commercial use includes staff living quarters, then 1.00 EDU shall be added to the Day Care EDUs to derive the total project EDUs.
- *** For Service Stations and Gas Station/Convenience Stores, the reference to per bay means each separate fuel pumping island, regardless of the number of pumps.

**** Care Facilities (0.38 EDUs per unit, bed or occupant)

Care Facilities are either of the following or a combination thereof:

A. Convalescent facilities, which include nursing homes with wards or semi-private rooms where the patients have full time medical personnel on site, and the patients are not in an apartment or studio unit; or

	5. Care Facilities Position: a parcel which is either of the following or a
	combination thereof:
	A. Convalescent Facilities: a parcel in which the residents are in
	wards or semi-private rooms with full time medical personnel on site, including nursing
	homes, but not apartments or studio units; or
	\nearrow
/	B. Senior Facilities: a parcel in which residence is restricted to
	persons 35 years or older in which the residents live in individual apartments or studios
	without kitchens, which may have more than one occupant, and there is a common dining
	facility.
•	
	B. Positions which are Active Service Commitments, Non-Active Service
	Commitments, or Parks/Landscape/Irrigation Commitments are designated based on
	current meter designation, or if no current meter designation, then the most recent
	nistorical meter designation. Attached hereto and made a part hereof is Exhibit D field
	Designation of Positions." Exhibit D identifies the designation of position held by each
	parcel (identified by County Assessor Parcel Number unless otherwise specifically
	identified in Exhibit D) which holds a position which is an Active Service Committee and
	Non-Active Service Commitment, or Parks/Landscape/Irrigation Commitment, Water use
	is restricted to that designation on Exhibit D.
	C. Positions which are currently valid waiting list positions are designated
	based on the designation on the District Waiting Lists. Positions which are parcels with
	currently valid "Intent to Serve" letter, or parcels with a currently valid connection permit
	but with no water meter installed, are designated based on the designation in the Internt to Serve letter.
	SET VE JELLET.
	D. In the case of mixed use parcels Single Family 0.5 1/2 17
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	parcels are designated as Multifamily Residential, and Commercial/Residential parcels are
	designated as Commercial. Other mixed use parcels are designated based on current predominant usage.
	predominant usage.
	E. Vacant lots with meters are designated based and
	E. Vacant lots with meters are designated based on the most recent historical meter designation.
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	F. For positions that do not fit any of those designations to the
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	Board, in its discretion, will designate the position in a manner consistent with the purposes of this Ordinance and those purposes of the Combine Consistent with the purposes
	of this Ordinance and those purposes of the Cambria Community Services District, including but not limited to the following criteria:
	1. Predominant current and/or past water usage; and/or

EXHIBIT "A"

TABLE OF EQUIVALENT DWELLING UNITS (EDUs)

Equivalent Dwelling Units shall be determined on the following scale:

Equivalent Dwelling crass state of determine	1995	See
CLASS OF USE	EDUs	Notes
Residence, Apartment, Mobile Home, Condo, or Motel unit with Kitchen	1.00	
Bank (Each 10 employees or fraction)	0.57	*
Bar/Lounge (Each 10 Seats or fraction)	0.43	-
Barber Shop	0.53	
Beauty Shop or Salon	1.05	*
Church, Public Assembly & Meeting Hall without Kitchen	0.39	. *
Church, Public Assembly & Meeting Hall with Kitchen	1.72	*
Day Care	0.72	**
Doctor, Dentist, or Veterinarian Office	1.30	软
Drug Store	0.60	
Food Market (Small)	1.30	*
Gas Station and Convenience Store or Service Station (per bay)	2.10	*
Garage (repair only, no fueling, etc.)	0.33	
Laundromat (per washing machine)	0.65	
Motel, Bed & Breakfast, (per unit W/O Kitchen)	0.60	
Office/Retail Shop/Store (per 10 employees or less)	0.43	
Restaurant (per seat)	0.07	
Super Market	5.40	참
Take-Out Food	2.76	-
Theater (100 seats or less)	0.44	
Convalescent Facilities (per bed or occupant)	0.36	2 22
Senior Facilities (per unit or apartment)	0.40) **

6. East Village Historic Area.

To encourage restoration of historic buildings, the Ordinance deletes the demolition requirements for historic buildings that are on parcels on which the Restrictive Covenant is imposed. Historic buildings are defined using the State definition.

7. Assignment.

The Ordinance provides that:

"Assignment shall be allowed only for the parcel or combination of parcels originally applied for and is valid only for the number of EDUs requested and approved in the original application." (Section 2.5-9(D).)

8. Affordable Housing.

The Ordinance deletes Subsection (D)(3) from Article 2.5-11 (Affordable Housing), so that affordable housing is no longer an approved use on parcels on which a Restrictive Covenant has been imposed.

9. Findings.

The findings prefacing the Ordinance have been revised to state that the transfer provision furthers the District's authority to: (1) supply water for domestic use, irrigation, sanitation, industrial use, fire protection, and recreation; (2) provide collection, treatment, and disposal of sewage, waste, and storm water of the District and its inhabitants; (3) protect against fire hazards; (4) plan for and provide public recreation; and (5) further watershed protection.

Furthermore, specific findings have been added to the transfer provisions in the body of the Ordinance at the beginning of Section 2.5-10(A) (note that the findings relating to zoning designations have been deleted since the Ordinance does not rely on zoning to administer the transfer provisions).

10. Revision of EDU Table to Add Convalescent and Senior Facilities.

The Table of Equivalent Dwelling Units (Exhibit A to the Ordinance) has been amended to add Convalescent Facilities (0.36 EDUs per bed or occupant) and Senior Facilities (0.40 EDUs per unit or apartment). Exhibit A defines Convalescent Facilities as nursing homes with wards or semi private rooms where the patients have full time medical personnel on site. The patients are not in an apartment or studio unit. Exhibit A defines Senior Facilities as individual living units with a common dining area. These are either apartments or studios without kitchens, and may have more than one occupant.

The EDUs for these facilities were calculated based on studies of comparable

facilities in Santa Barbara and San Luis Obispo Counties. The calculation is attached to this staff report.

11. <u>Miscellaneous Amendments to the Restrictive Covenant.</u>

- A. The Ordinance adds the following purposes clause to the Restrictive Covenant: "The purpose of this Covenant and Agreement is to promote the District's goals of conserving water and sewer resources and protecting against fire hazards. This Covenant and Agreement does not preclude any use of the sender or receiver parcels consistent with its terms."
- B. The Ordinance adds the following enforcement clause: "Violation of this Covenant and Agreement will result in discontinuance of water and sewer service."

12. Repeals.

The Ordinance expressly repeals in their entirety Article 2.5 of Ordinance No. W-82, and the following Ordinances: Nos. 1-93, 4-93, 2-94, 2-95, and 2-97.

BOARD ACTION:

Date

Approved:

Denied:

Other:

UNANIMOUS: BLANCK CHALDECOTT MC CONNELL MAY VILLENEUVE ATTACHMENTS:

- 1. Ordinance
- 2. Redlined Ordinance dated 3/23/00
- 3. Ordinance 2-97
- 4. Board Minutes dated 12/20/99
- 5. EDU calculation sheet for convalescent and senior facilities